



Tokaro Close

Bridgwater, TA6

£299,950 Freehold

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EPC

Wilkie May

& Tuckwood

Floor Plan

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft

Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1319857
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

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Description

Tokaro Close is a an immaculately presented family home situated on the Stockmoor development, benefitting from a garage and off-road parking.

- Stockmoor development
- Immaculately presented property
- Over 18' sitting room
- Kitchen/dining room over 18'
- Utility room and downstairs' cloakroom
- Principal bedroom with en-suite
- Two further bedrooms
- Bathroom
- South facing side garden
- Garage
- Off-road parking

THE PROPERTY:

The accommodation comprises an entrance hall with stairs rising to the first floor and a good size sitting room with doors opening to the rear garden. The kitchen/dining room has a range of modern base and wall units, an integrated oven, gas hob and a utility room which has space and plumbing for a washing machine and a tumble dryer and a back door opening to the side of the property. Alongside this room is a cloakroom.

To the first landing is an airing cupboard and bedroom one which is L-shaped, is of a good size and has an en-suite. There are a further two good size bedrooms and a family bathroom.

Outside – To the front of the property is off-road parking which leads to the garage and the garden to the side is predominantly laid to lawn with a good size patio area and access to the garage. The garden is south facing benefitting from sunshine all round.

A viewing of the residence comes highly recommended to fully appreciate its condition and position within the development giving ease of access to the M5 at junction 24.

LOCATION:

The Stockmoor development benefits from a supermarket, pharmacy, primary school and take-aways on your doorstep. Access to the M5 motorway is conveniently situated at junction 24. Bridgwater is approximately 1.5 miles away and offers a full range of amenities including retail, educational and leisure facilities. North Petherton is approximately 1 mile away offering a range of amenities for day to day needs including junior school, GP, pharmacy and a library. Main line railway links are available at Bridgwater railway station together with a daily coach service to London Hammersmith from the bus station.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Timber framed.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: C

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with Three and Vodafone.

Flood Risk: Rivers and sea: High risk **Surface water:** Low risk **Reservoirs:** Likely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in July 2026.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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