



## Andersfield Close

Durleigh, Bridgwater, Somerset, TA6 7JW

**WILKIE MAY  
& TUCKWOOD**



### DESCRIPTION:

This extended semi-detached bungalow is situated in an exclusive private small cul-de-sac positioned on the favoured west side of Bridgwater. Andersfield Close is a highly desirable location and the bungalow is offered to the market with no chain.

The property comprises a door through to the entrance hall with an airing cupboard and a useful storage cupboard. There is an extended lounge/dining room with French doors overlooking and accessing the rear garden. The kitchen/breakfast room is also extended and has a range of high and low level units, plumbing for a washing machine and dishwasher, with a built-in oven, hob and an extractor hood and space for a dining room table and chairs with a rear aspect double glazed door. There are two double bedrooms and a bathroom with a double shower cubicle, vanity sink unit, WC and an obscure double glazed window.

The combination boiler is housed in the loft and provides gas central heating and hot water. The solar panels provide an annual income and supports the annual electricity costs.

Outside – The front garden is laid to lawn with a side driveway providing parking for two cars leading to the garage with light and power connected. The rear garden is west facing, very private and is laid to lawn with shrub borders and substantial glass fronted summerhouse included along with a greenhouse. There is a remote controlled canopy at the rear of the bungalow providing shade. The property has solar panels which are owned on the front and rear roof.

### DIRECTIONS:

From our St Mary Street office proceed on the one way system to the mini-roundabout where you go straight on at the traffic lights into West Street, which leads into Durleigh Road. Continue along Durleigh Road and at the last turning on your right before leaving Bridgwater turn into Luxborough Road. Take the third road on your right into Andersfield Close where the property can be found on your left hand side indicated by our Wilkie May & Tuckwood For Sale Board.

### LOCATION:

Andersfield Close is a renowned as a prime location within the favoured west side of Bridgwater within the parish of Durleigh. There are shops within the development for day to day needs with the town centre approximately 1 mile away. Rural pursuits can be enjoyed in the neighbouring Quantock Hills including sailing and fishing at Durleigh Reservoir and Hawkridge Reservoir. Enmore Park 18 hole Golf Course is approximately 3.5 miles away.



This extended two double bedroom bungalow is served by gas fired central heating and double glazing with private west facing gardens, offering off-road parking for two cars together with a garage. Viewings come highly recommended.

**ACCOMMODATION [All measurements are approximate],**

**ENTRANCE HALLWAY, LOUNGE/DINING ROOM 19'10" x 13'3" (6.04m x 4.03m) maximum, KITCHEN/DINING ROOM 14'6" x 12'2" (4.41m x 3.70m),**

**BEDROOM ONE 14'4" x 11'2" (4.36m x 3.40m), BEDROOM TWO 15'2" x 9'3" (4.62m x 2.81m), SHOWER ROOM,**

**OUTSIDE – OFF-ROAD PARKING, GARAGE 23' x 8'4" (7.01m x 2.54m), FRONT AND REAR GARDEN**

**Andersfield Close  
Durleigh | Bridgwater | Somerset | TA6**

**Price: £289,950**

**GENERAL REMARKS AND STIPULATION**

**Tenure:**

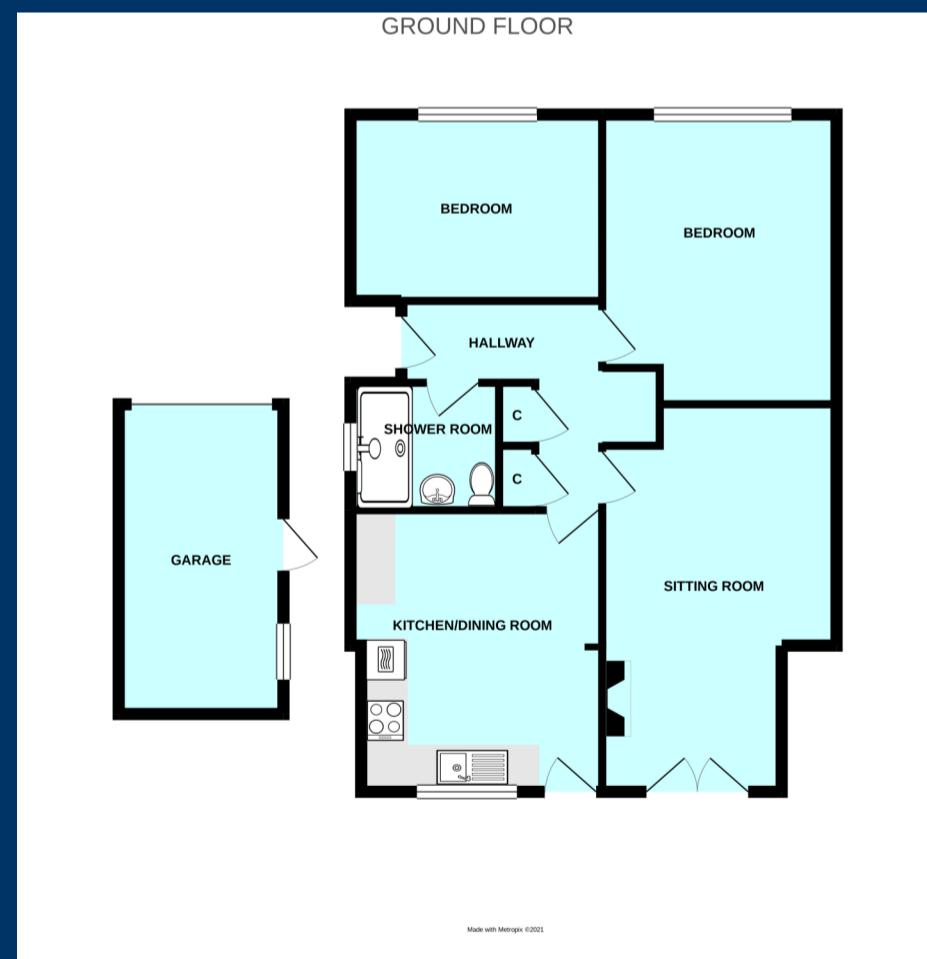
The property is offered for sale freehold, by private treaty with vacant possession on completion.

**Services:**

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

**EPC:** TBC

**Floorplan:**



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**WILKIE MAY  
& TUCKWOOD**

**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, references 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 May 2021.

**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.

**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. 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 the 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.

