



Garganey Drive

North Petherton, Bridgwater, Somerset, TA6

**WILKIE MAY
& TUCKWOOD**



DESCRIPTION:

The property is a beautifully presented three bedroom semi-detached house situated on the edge of the development with far reaching views together with off-road parking for approximately four vehicles and a garage.

The house comprises a door to the entrance porch with access to the integrated garage, which has light and power connected. The entrance hall has ceramic tiled flooring with a cloakroom off with WC, wash hand basin and also has ceramic tiled flooring. The living room has a front aspect window and a door leads through to an inner lobby where there are stairs to the first floor landing. To the rear of the house is an 18' kitchen/dining room fitted with a range of modern high and low level white fronted units with integrated double oven, hob over with an extractor hood, built-in fridge freezer, dishwasher and a washing machine. The gas boiler is concealed and powers the domestic hot water and central heating system. There is a rear aspect window with an area for a dining room tables and chairs along with French doors overlooking and accessing the rear garden.

To the first floor are three well-proportioned bedrooms with an en-suite shower room, which has a double shower cubicle, WC and wash hand basin, to the principal bedroom. There is a family bathroom with bath, tiled surround, WC and ceramic tiled flooring.

Outside – To the front is a driveway providing off-road parking for two cars leading to the garage and there is also a gravelled area to one side offering further parking for two more vehicles, with side gated access to the rear garden where there is a spacious decking area with steps up to a further garden with raised beds with a lawned area which is fully enclosed by walling and fencing and offers a high degree of privacy.

DIRECTIONS:

From our St Mary Street office proceed through the one-way system. Go straight over the mini-roundabout. At the traffic lights turn left onto Broadway. Go through the next set of traffic lights turning right onto the A38. Travel along and at the next roundabout take the last exit in Willstock Way, then right into Wigeon Road and left into Garganey Drive where the property will be indicated by our For Sale board.

LOCATION:

Situated in Stockmoor Village where there are local shops close to hand for day to day needs and enjoying convenient access to the M5 motorway via junction 24. Within the development there is a shop for day to day needs and junior school. North Petherton is approximately 1 mile away and offers an extensive range of services and amenities including GP surgery, dentist, library, shop for day to day needs, primary and junior school. Bridgwater is approximately 1 mile away offering a full range of amenities including retail, leisure and educational facilities. There is a regular bus service to both Bridgwater and Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith. The county town of Taunton is approximately 9 miles away. Main line links are available via Bridgwater and Taunton Railway stations.



This three bedroom semi-detached family home was built in 2019 and is situated on the edge of Stockmoor with an open outlook. It benefits from a principal bedroom with en-suite shower room, two further well-proportioned bedrooms complemented by a family bathroom. Outside is ample off-road parking, provided by a driveway with garage and additional off-road parking on one side with landscaped gardens.

ACCOMMODATION [All measurements are approximate],

ENTRANCE PORCH, LIVING ROOM 16'2" x 10'5" (4.92m x 3.17m), INNER LOBBY, DOWNSTAIRS' CLOAKROOM, KITCHEN/DINING ROOM 18'10" x 8'4" (5.74m x 2.54m)

Stairs to the first floor landing

BEDROOM ONE 14'2" x 9'9" (4.31m x 2.97m), EN-SUITE SHOWER ROOM, BEDROOM TWO 11'7" x 9' (3.53m x 2.74m)

BEDROOM THREE 10' x 7'10" (3.04m x 2.38m), FAMILY BATHROOM

OUTSIDE – GARAGE 16' x 8'4" (4.87m x 2.54m), OFF-ROAD PARKING, REAR GARDEN

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North Petherton | Bridgwater | Somerset | TA6

Price: £250,000

GENERAL REMARKS AND STIPULATION

Tenure:

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

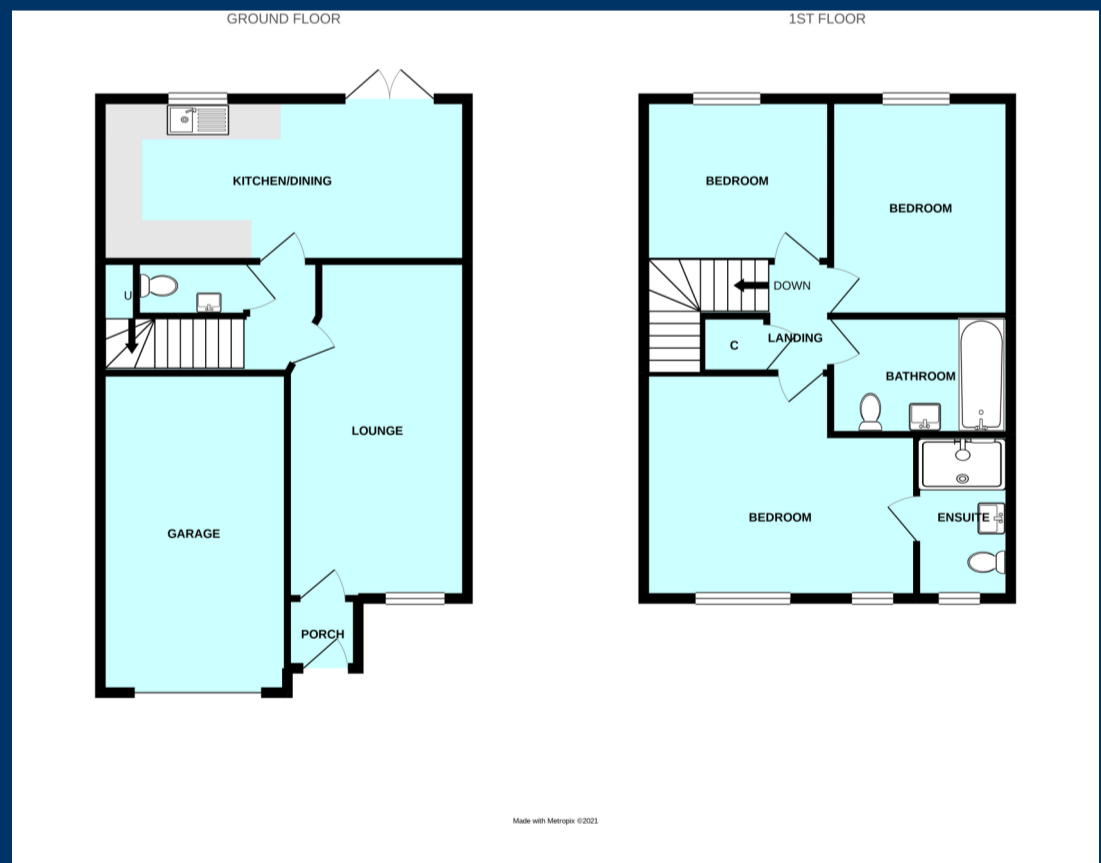
Services:

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

EPC: B83



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, 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 August 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.