



Eider Close

North Petherton, Bridgwater, Somerset, TA6

**WILKIE MAY
& TUCKWOOD**



DESCRIPTION:

The property is a nearly new and immaculately presented detached house benefiting from an en-suite shower room, popular kitchen/dining room layout and off-road parking for two vehicles comfortably.

The accommodation comprises a door through to the entrance hall, stairs to the first floor landing, an understairs' recess and cupboards. There is also a cloakroom with WC and a wash hand basin. The living room has a front aspect and fitted blinds. To the rear is a kitchen/dining room over 18' in length with a range of high and low level kitchen units with an integrated oven, gas hob and an extractor hood, integrated fridge/freezer and a dishwasher with space for a dining room table and chairs with French doors opening onto the rear garden. The property has an adjoining utility room with plumbing for a washing machine, double glazed door, gas boiler powering the domestic hot water and storage cupboards.

There are stairs to the first floor landing where there is an airing cupboard and three well-proportioned bedrooms with an en-suite shower room, with a shower cubicle, vanity basin and a double glazed obscure window, to the principal bedroom. The main bathroom has a bath, tiled surround, wash hand basin, WC and double glazed obscure window.

Outside to the front is a lawned area and there is side access to the rear garden, which has a paved area with the garden being fully enclosed by high walling to add to the privacy.

DIRECTIONS:

From our St Mary Street office proceed through the one-way system. Go straight over the mini-roundabout and at the traffic lights turn left onto Broadway. Go through the next set of traffic lights turning right onto the A38. Travel along this road for approximately one mile until you reach the next roundabout. Take the second exit and continue towards the traffic lights at the motorway roundabout (junction 24). At the traffic lights take the fourth exit into Willstock Way (Quantock View), then turn next right into Wigeon Road and continue a short distance taking the second left into Eider Close where the property will be found at the bottom of the close on the left hand side

LOCATION:

The property is situated on the popular Quantock View Development on the edge of Stockmoor village and the outskirts of the market town of Bridgwater and enjoys convenient access to the M5 motorway junction 24. Within the development there is a shop for day to day needs and a junior school. North Petherton is approximately 1 mile away and offers an extensive range of services and amenities including GP surgery, dentist, library, shops for day to day needs, primary and junior school. Bridgwater is approximately 1.5 miles away offering a full range of amenities including retail, leisure and educational facilities. There is a regular bus service to Bridgwater, Burnham-on-Sea, Weston-super-Mare and Taunton which is approximately 9 miles away. Main line links are available via Bridgwater and Taunton Railway stations. A daily coach service to London Hammersmith runs from Bridgwater bus station.



This extremely well presented three bedroom detached family home built within the last two years benefits from the remainder of the NHBC warranty, en-suite shower room, enclosed gardens to the rear and off-road parking for two vehicles.
Viewings come highly recommended.

ACCOMMODATION [All measurements are approximate]

ENTRANCE HALLWAY, LIVING ROOM 13'10" x 12' 2" (4.21m x 3.70m), KITCHEN/DINING ROOM 18'3" x 9'3" (5.56m x 2.81m), UTILITY

First floor landing

BEDROOM ONE 11'8" x 10'8" (3.55m x 3.25m), EN-SUITE SHOWER ROOM, BEDROOM TWO 9'7" x 9'5" (2.92m x 2.87m),

BEDROOM THREE 9'5" x 8'5" (2.87m x 2.56m), FAMILY BATHROOM

OUTSIDE — REAR GARDEN AND OFF-ROAD PARKING FOR TWO VEHICLES

**Eider Close
North Petherton | Bridgwater | TA6**

Price: £269,950

GENERAL REMARKS AND STIPULATION

Tenure:

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

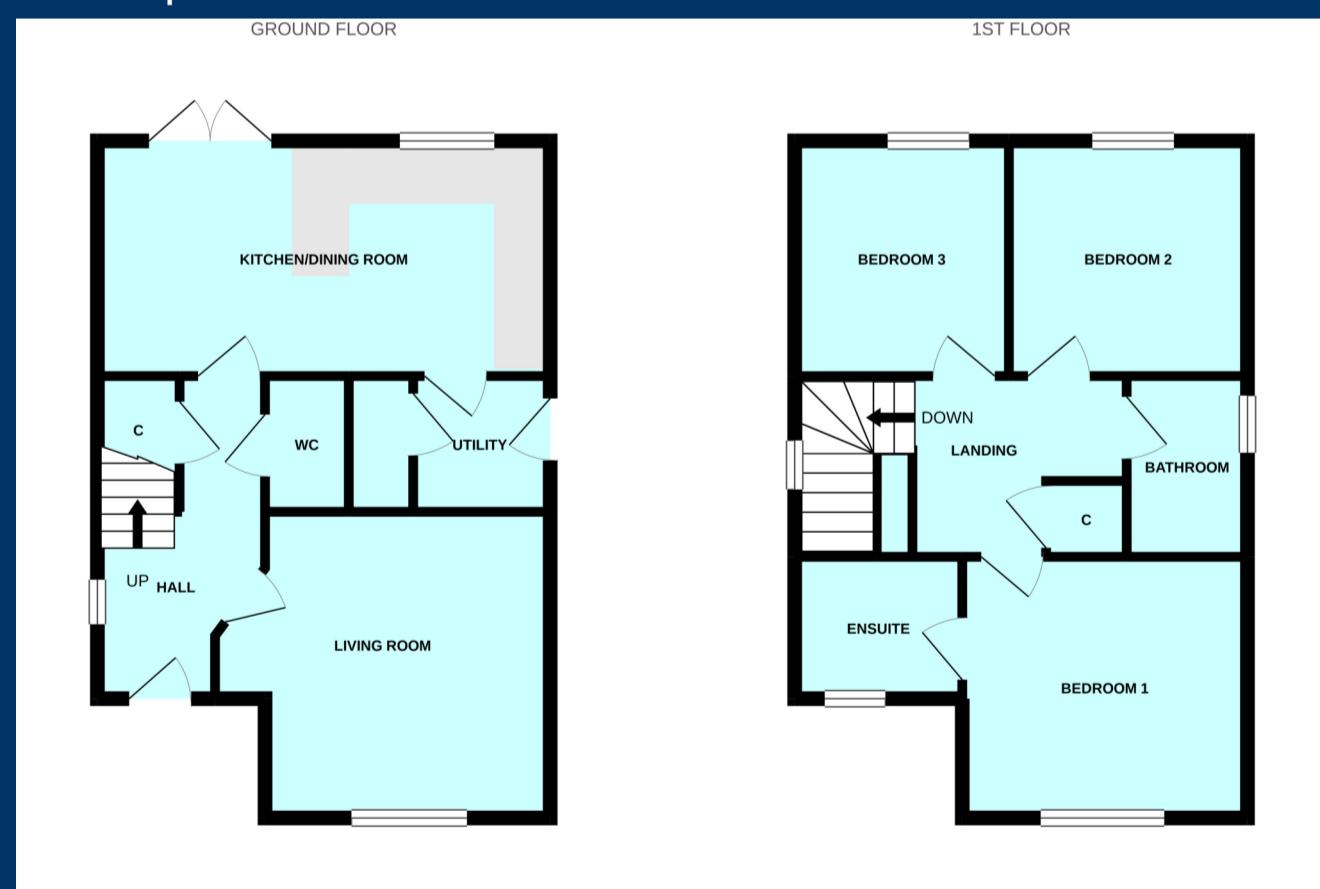
Services:

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

EPC: B83



Floorplan:



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**The Property
Ombudsman**

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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 September 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.

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