

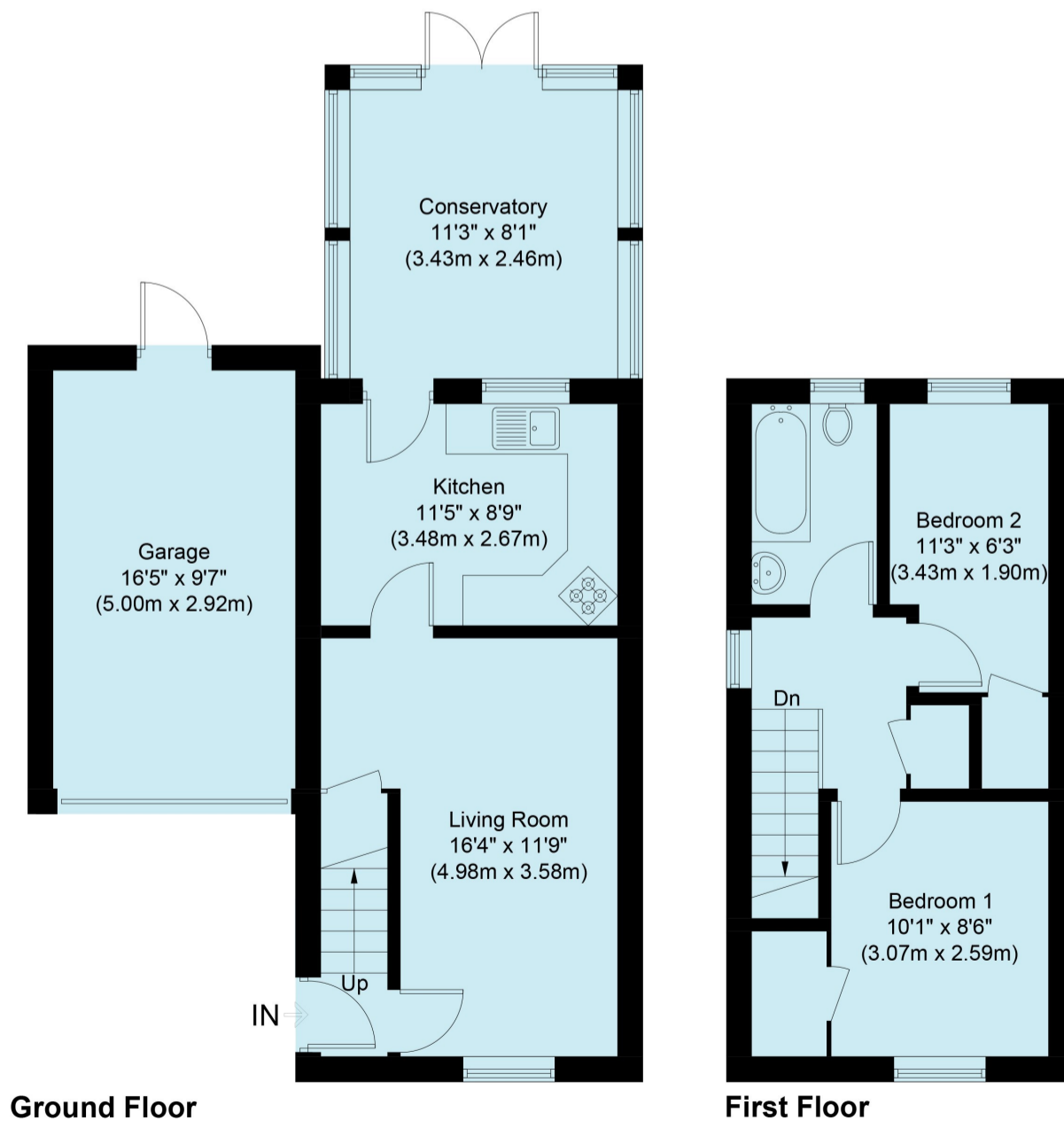


Clipper Close
 Bridgwater, TA6
 £220,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID1029779
 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

Description

This extended two bedroom detached house is served by gas fired central heating, is situated on a corner plot with spacious gardens to the rear.

- Extended two bedroom house
- Corner plot
- Well presented throughout
- Over 16' living room with front aspect
- Kitchen
- Conservatory overlooks garden
- Two bedrooms with built-in wardrobes
- Bathroom
- Gas fired central heating
- Spacious gardens to rear
- Garage with off-road parking

THE PROPERTY:

The property is an extremely well presented and extended two bedroom detached house with a conservatory/dining room to the rear of the dwelling, benefits from a garage and off-road parking and is served by gas fired central heating.

The accommodation comprises a door to the entrance hall, with stairs to the first floor landing and a living room which has a front aspect window. The kitchen has a range of high and low level units, built-in oven, hob and an extractor hood, plumbing for a washing machine and a door to the conservatory – which benefits from a polycarbonate roof and French doors overlooking and accessing the particularly good size garden.

To the first floor are two bedrooms – both with built-in wardrobes – and a bathroom suite with a bath, shower over, tiled surround, WC and a wash hand basin. On the landing is an airing cupboard.

Outside – To the front the garden is laid to lawn with a driveway leading to the garage. The garage has overhead storage and the boiler for the central heating and domestic hot water and a door to the rear garden, where there is decking, garden laid to lawn and is enclosed by fencing and walling.

LOCATION: The property is situated on the eastern fringe of the market town centre of Bridgwater, with local amenities close to hand including the local supermarket for day to day needs together with Redgate Medical Centre. Bridgwater Railway Station is close by. The town centre is approximately 1 mile away, which offers an extensive range of services including retail, leisure and educational facilities. Access to the M5 motorway can be found via junctions 23 and 24. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach to London Hammersmith.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

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

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

Council Tax Band: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data are likely to be available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk **Surface water:** Low risk **Reservoirs:** Yes **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 December 2023.

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.

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