



Oakfield Road
 Bridgwater, TA6
 £435,000 Freehold

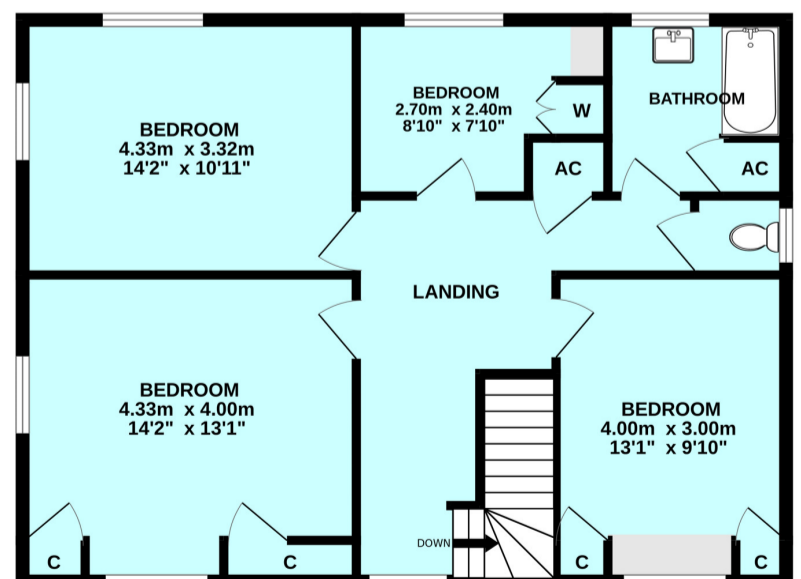
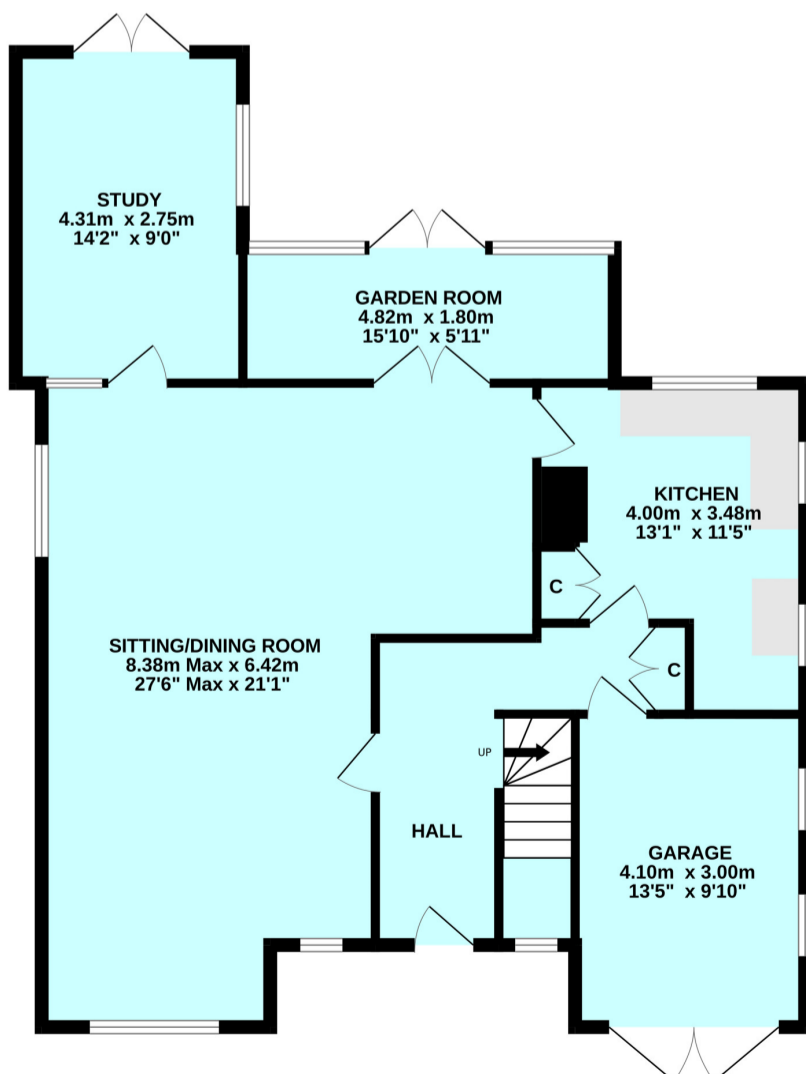
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Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR

1ST FLOOR



Description

A particularly handsome detached house located in one of the area's most sought after locations just off the Durleigh Road. The house comes to the market for the first time in over 50 years.

Modernisation is required throughout but there is huge potential to create a large family home with a garage and a mature garden at the rear which backs onto the Haygrove School sports' field.

- Four bedroom detached house
- Sought after location
- Excellent schooling nearby
- First time on market in over 50 years
- Modernisation is required throughout
- Over 27' living/dining room
- Kitchen, study and garden room
- Four bedrooms upstairs
- Bathroom with separate WC
- Garage
- Off-road parking

THE PROPERTY:

A particularly handsome detached house located in one of the area's most sought after locations just off the Durleigh Road. The house comes to the market for the first time in over 50 years.

Modernisation is required throughout but there is huge potential to create a large family home with a garage and a mature garden at the rear which backs onto the Haygrove School sports' field.

The accommodation which is mostly double glazed and oil centrally heated includes a vestibule, which opens into an entrance hall where an attractive turning staircase rises to the first floor. The living room is finished with a classic feel and overlooks the front and rear together with access into the sun lounge at the rear. Off is a dining area, space for a dining table and chairs and a multi-pane door which opens into the conservatory.

The sun lounge provides a further living area and enjoys a beautiful outlook via French doors and a window to the side over the rear garden. The kitchen is of a generous size again with a window which overlooks the rear garden but does require updating. To one wall is an oil fired boiler which provides heating and hot water.

On the first floor is a large open landing with access to the roof space, off is an airing cupboard and further storage facility. The first three bedrooms are all generous doubles whilst the fourth is L-shaped and enjoys a view over the local sports' field. There is a bathroom with a bath, shower over, basin and a cupboard off. Alongside is a separate WC.

Outside – An array of off-road parking which leads to a garage with WC off. The rear garden is a particular feature of the property and includes sweeping lawns, flower and shrub beds and mature trees. It is relatively private and as previously stated it backs onto the local sports' fields.

LOCATION: Situated on the favoured west side of Bridgwater, close to junior and senior schools of high repute. There are shops for day to day needs with the town centre under 1 mile away with its further range of services and shops. Bridgwater offers a full range of amenities including retail, educational and leisure facilities. Main line links are available via Bridgwater Railway Station. Regular bus services are available to Taunton, Weston-super-Mare and Burnham-on-Sea from Bridgwater Bus station together with a daily coach service to London Hammersmith.



WM&T

GENERAL REMARKS AND STIPULATION

Agent's notes: Land to the left hand side of the property has outline planning permission for a detached dwelling.

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

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

Local Authority: Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR

Council Tax Band: E



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 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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