

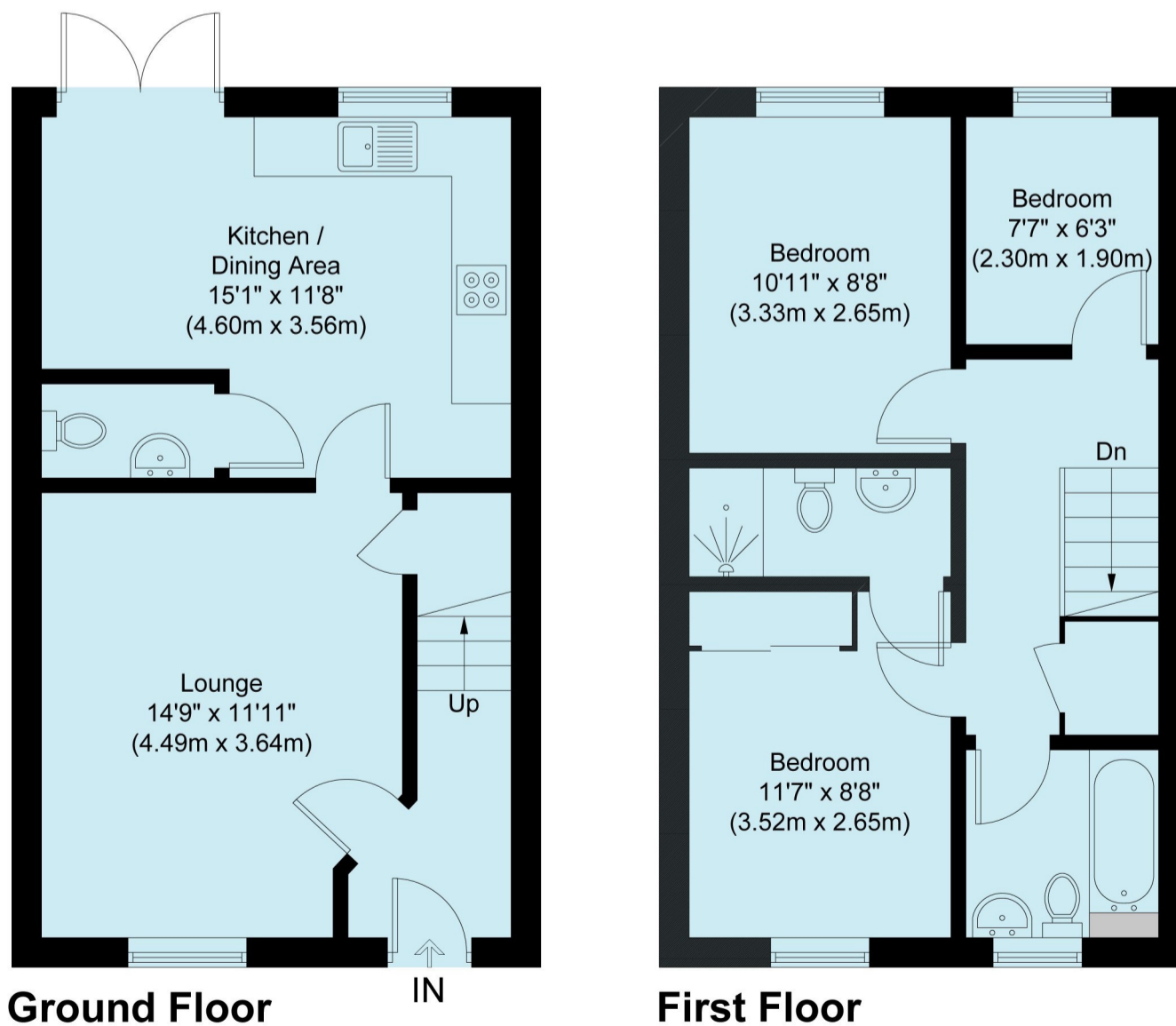


Campion Way
 Bridgwater, TA5
 £239,000 Freehold

			
3	1	2	EPC

Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID1039183
 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 three bedroom end of terrace family home is served by gas fired central and benefits from an en-suite shower room and a garage with parking to the rear of the property.

- Three bedroom family home
- Over 14' living room
- Kitchen/dining room with French doors
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Two further bedrooms
- Bathroom
- Front garden
- Enclosed rear garden
- Garage
- Off-road parking

THE PROPERTY:

This three bedroom family home is well presented throughout benefitting from a popular kitchen/dining room layout. The accommodation comprises a door to the entrance hall with stairs to the first floor landing. There is a living room which enjoys a front aspect window and a fireplace along with an understairs' storage cupboard. The house has a separate kitchen/dining room which has space for a dining room table and chairs with French doors overlooking and accessing the rear garden. The kitchen is fitted with a range of high and low level units with recesses for domestic appliances, inset gas oven, an extractor hood, plumbing for a washing machine and dishwasher. The cloakroom has a WC and wash hand basin.

To the first floor are three well proportioned bedrooms with an en-suite shower room – with shower cubicle, WC and wash hand basin – to the principal bedroom. The main family bathroom has a bath, tiled surround, WC and a double glazed obscure window.

Outside – To the front is a small lawned triangular area of garden with hedging and to the rear the garden is predominantly laid to lawn, is enclosed by fencing and a gateway leads to the garage and off-road parking to the front.

LOCATION: Situated on the popular Willstock Village with a rural feel yet close to services and facilities the town has to offer. Positioned in the parish of North Petherton which is approximately 1½ miles away with range of shops and facilities including primary school, GP and pharmacy. Bridgwater is 2 miles distance and offers a wide range of leisure, educational and retail facilities. There are main line links via Bridgwater Railway station. Regular bus services run to Taunton, Burnham-on-Sea and Weston-super-Mare plus a daily coach service to London Hammersmith from Bridgwater bus station. The M5 junction 24 is easily accessed from the development.



WM&T

GENERAL REMARKS AND STIPULATION

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

The garage is leasehold – 999 years remaining from 30 October 2009. Payment details – the rent is £1 per annum if requested on the garage.

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

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

Council Tax Band: C



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 January 2024.

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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