



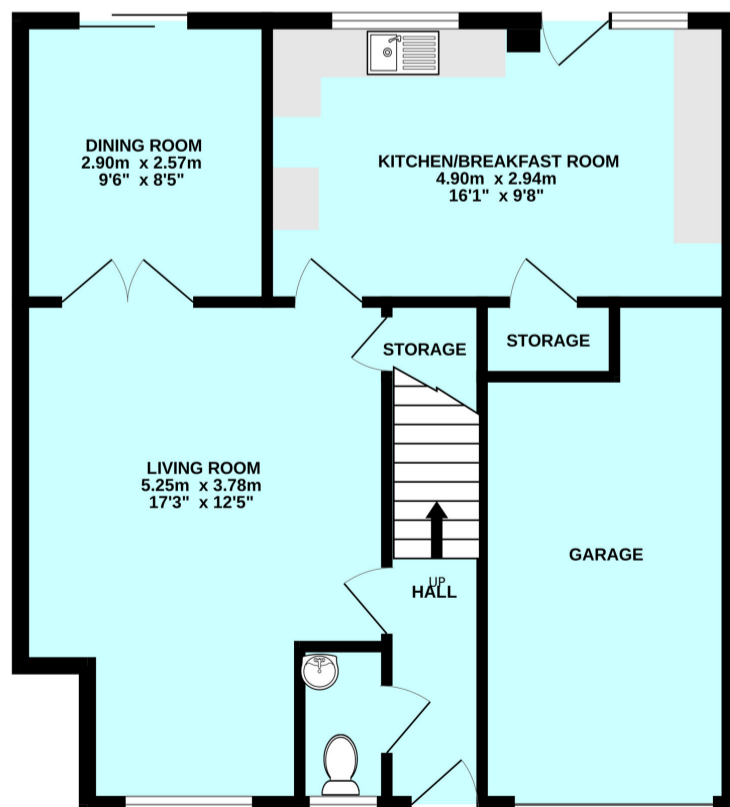
Walton Close
 Bridgwater, TA6
 £249,950 Freehold

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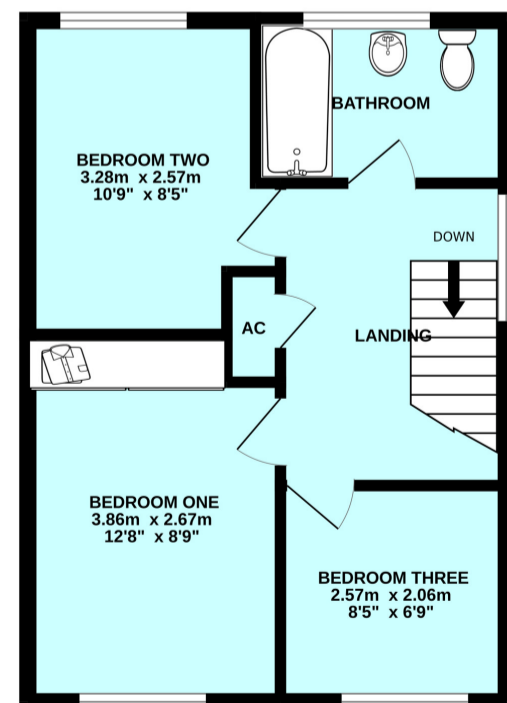
Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR



1ST FLOOR



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Description

This three bedroom detached family home benefits from a popular kitchen/breakfast room layout, is served by gas fired central heating with off-road parking and a garage.

- Detached three bedroom house
- On popular Bower Manor development
- Over 17' living room with front aspect
- Dining room
- Over 16' kitchen/dining room
- Three bedrooms
- Bathroom
- Garage and off-road parking
- Low maintenance rear garden

THE PROPERTY:

The property is a well presented three bedroom detached family home benefitting from a popular kitchen/breakfast room layout, off-road parking and a garage.

The accommodation comprises a door to the entrance hall, stairs to the first floor landing and a cloakroom with WC and a wash hand basin. The living room has a front aspect bay window, an understairs' storage cupboard and an archway into the dining room, with sliding patio doors overlooking and accessing the rear garden. The house has a kitchen/breakfast layout over 16' in length with a range of high and low level units, combination gas boiler (fitted in 2021), recesses for domestic appliances including a cooker point and plumbing for a washing machine. There is a rear aspect double glazed door and a further door with a storage cupboard.

Stairs to the first floor landing where there are three bedrooms and a bathroom with a bath, tiled surround, an electric shower, double obscure glazed window, WC and a wash hand basin.

Outside – To the front is a driveway leading to the garage. To the rear is a paved and gravelled garden which is enclosed by fencing with trellising adding to the privacy.

LOCATION: The property is situated on the east side of Bridgwater with good access to junction 23 of the M5 motorway without passing through the town. The Bower Manor development offers shops for day to day needs and there is a regular bus service to the town centre. Bridgwater College, offering higher education facilities, is close by and Bridgwater Hospital is located a short walk away. The property is situated approximately 1.5 miles from the town centre that offers an excellent range of facilities including retail, educational and leisure amenities. Main line links are available via Bridgwater Railway Station. Bridgwater offers a daily coach service to London together with a regular bus service to Taunton, Weston-super-Mare and Burnham-on-Sea.



WM&T

GENERAL REMARKS AND STIPULATION

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

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

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

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY