



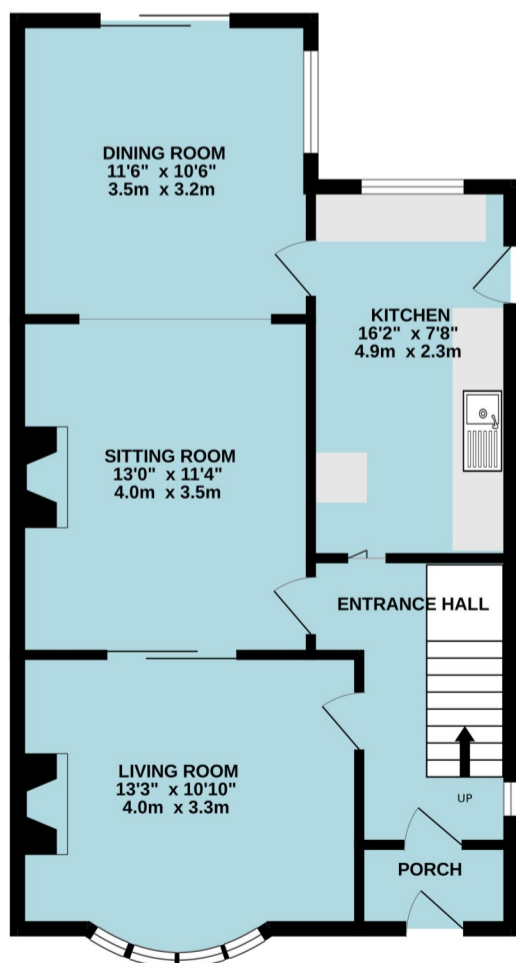
Elmwood Avenue
 Bridgwater, TA6
 £325,000 Freehold

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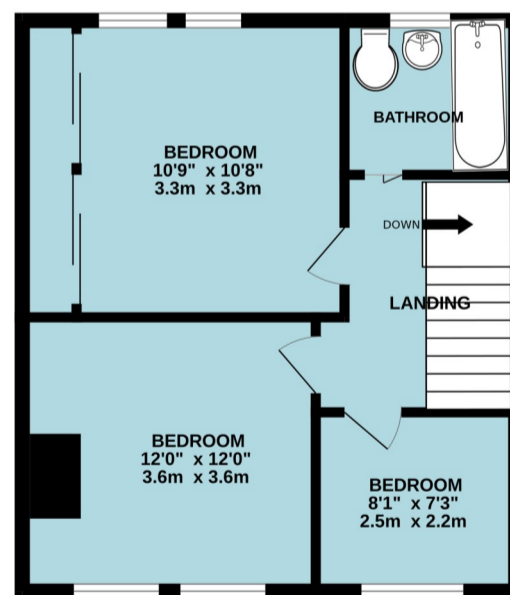
Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR
 614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
 415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

A well presented and significantly extended three bedroom older style house with well landscaped gardens at the front and rear and a large multi-car garage at the rear. The property benefits from gas central heating, full fibre internet and double glazing and enjoys a very pleasant outlook at the front over the local ponds.

- Significantly extended 1930s house
- Living room with bay window
- Sitting room with fireplace
- Dining room overlooks rear garden
- Recently refurbished kitchen
- Three well-proportioned bedrooms
- Bathroom upstairs
- Full fibre internet
- Front garden
- Southerly aspect rear garden
- Large multi-car garage

THE PROPERTY:

A well presented and significantly extended three bedroom older style house with well landscaped gardens at the front and rear and a large multi-car garage at the rear. The property benefits from gas central heating and double glazing and enjoys a very pleasant outlook at the front over the local ponds.

The accommodation comprises a vestibule which opens into an entrance hall where stairs rise to the first floor. The recess under the stairs now includes plumbing for a washing machine and tumble dryer. At the front is a living room with a circular bay window and a feature open fireplace. The window overlooks the front garden. Behind this is a sitting room again with a beautiful feature fireplace and beyond this a dining room extension with patio doors opening onto and overlooking the rear garden. The kitchen has been recently refurbished and includes a range of natural oak fronted cupboards and drawers and matching worktops over.

On the first floor are three well-proportioned bedrooms – two of which overlook the ponds at the front. They are complemented by a bathroom which includes a bath, with a shower over, WC and basin.

Outside – Generous size front and rear gardens – the rear is a particular feature as it has a southerly aspect and includes patio, lawn and flower beds and outhouse with WC. Beyond the rear garden is a large multi-car garage measuring 25'10" x 19'8" (7.87m x 5.99m) which is accessed from the lane at the back via an electric roller door.

LOCATION: Located on the south side of the market town of Bridgwater. The town offers a range of amenities including retail, educational and leisure facilities. The M5 junction 24 is nearby offering easy and convenient access to Bristol and Exeter. Main line links are available via Bridgwater Railway station.



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 fired central heating.

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

Council Tax Band: C

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 61Mbps download and 16Mbps 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: Very low risk

Surface water: Very 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 October 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

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