

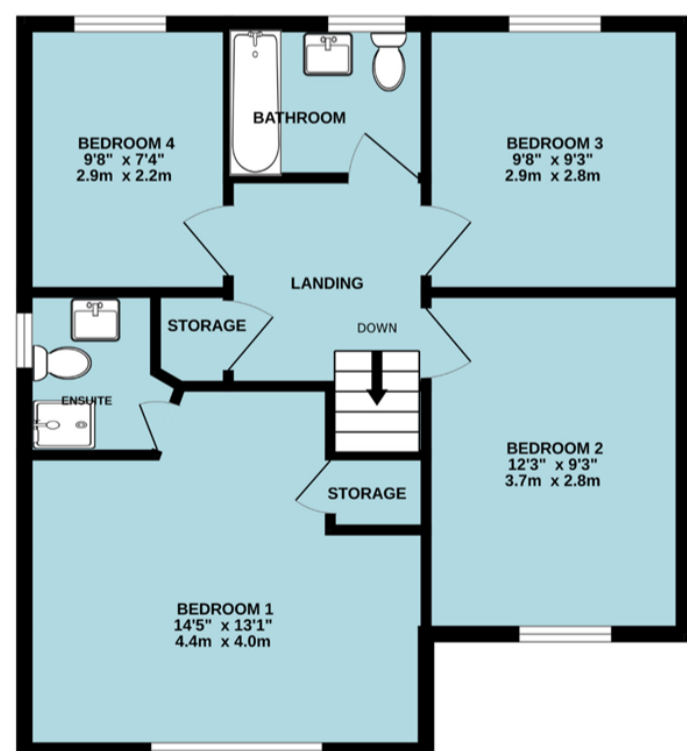
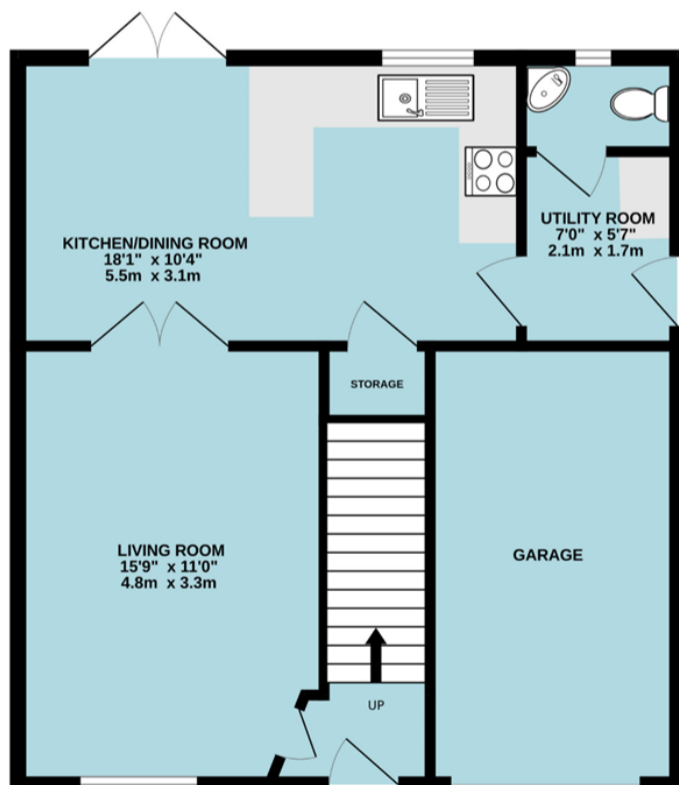


Chester Place
 Bridgwater, TA6
 £294,000 Freehold

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4	1	2	EPC

Wilkie May & Tuckwood

Floor Plan



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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 beautifully presented four bedroom detached modern family home with a larger than average sunny rear garden. The house includes a well fitted kitchen and quality sanitaryware throughout including an en-suite to the principal bedroom.

- Beautifully presented throughout
- Four bedroom detached house
- Over 15' living room with front aspect
- Superbly fitted kitchen/dining room
- Adjoining utility room
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Three other bedrooms
- Family bathroom
- Large sunny garden
- Garage and off-road parking

THE PROPERTY:

A beautifully presented four bedroom detached modern family home with a larger than average sunny rear garden. The house includes a well fitted kitchen and quality sanitaryware throughout including an en-suite to the principal bedroom.

The accommodation comprises an entrance hall where stairs rise to the first floor. On the left is a well proportioned living room with front aspect. At the rear is a superbly appointed kitchen/dining room with a range of white fronted units which include base and wall cupboards and a built-in oven, hob and hood. There is also a large understairs' cupboard. The dining area is of a generous size and there is ample space for a family table and chairs. The room is enhanced by French doors which open onto and overlook the rear garden. Finally on the ground floor is a useful utility room with a gas combination boiler and a WC off.

On the first floor is a large principal bedroom with an en-suite shower room including a mains' fed shower cubicle, WC and basin. The three other bedrooms are all well proportioned and are complemented by a family bathroom.

Outside – At the front is a level garden and alongside a driveway provides off-road parking which leads to the garage. At the rear is a square larger than average garden which is level and comprises patio and lawn. There is side pedestrian access.

LOCATION: Situated on the newly built Kings Down development on the edge of the market town of Bridgwater. Access to the M5 motorway is easily accessible via junction 23. Bridgwater town centre is a level walk away and offers a full range of amenities including retail, educational and leisure facilities. The Kings Down development offers a primary school and a regular bus service to the town centre. There are regular bus services from Bridgwater Bus Station to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.
Annual service charge of £213.52.

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

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

Council Tax Band: D



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.

Tel: 01278 425195

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