



## Holford Road

Durleigh, Bridgwater, Somerset, TA6

**WILKIE MAY  
& TUCKWOOD**



### DESCRIPTION:

This two double bedroom property is offered to the market with no chain and is situated on the edge of the popular parish of Durleigh.

The accommodation comprises a door to the entrance porch which leads to the entrance hall where there is a wood burner and wood effect flooring. The living room enjoys a front aspect and has coving to the ceiling and an inset wood burner and wood effect laminate flooring. The bungalow has a separate kitchen fitted with a range of high and low level cream fronted units, along with an integrated double oven with a hob and an extractor hood. There are recesses for domestic appliances and a double glazed side door. From the inner hallway is access to two double bedrooms – both with fitted wardrobes – and with a dressing table to the principal bedroom. The bathroom is fitted with a modern suite with a P-shaped bath, heated towel rail, WC, wash hand basin and a double glazed obscure window.

Outside – To the front is a gravelled driveway which provides off-road parking with an additional wall providing screening. There is a side garage, a side garden and rear garden with a grassed area which is quite private and is enclosed by fencing with an additional patio to the rear of the garden where there is a built-in barbecue.

### DIRECTIONS:

From our St Mary Street office proceed on the one way system to the mini-roundabout where you go straight on at the traffic lights into West Street, which leads into Durleigh Road. Continue along Durleigh Road and take the last turning on your right before leaving Bridgwater into Luxborough Road. Go past Cothelstone Close and go into Holford Road and the property is on the left hand side.

### LOCATION:

Situated on the edge of the favoured west side of Bridgwater, within the parish of Durleigh development with local shops within walking distance for day to day needs. The town centre approximately 1.5 miles away and offers a full range of amenities including retail, leisure and educational facilities. Rural pursuits can be enjoyed in the neighbouring Quantock Hills including sailing and fishing at Durleigh Reservoir and Hawkridge Reservoir. Enmore Park 18 hole Golf Course is approximately 3.5 miles away. From Bridgwater Bus station there are regular bus links to Taunton, Burnham-on-Sea and Weston-super-Mare plus a daily coach service to London Hammersmith. There are main line links via Bridgwater Railway station and the M5 motorway is easily accessed via junctions 23 and 24.



**This beautifully presented two double bedroom bungalow is situated on the prestigious Holford Road in the favoured west side of Bridgwater. The property has off-road parking to the front for a number of vehicles and a garage. The residence is served by electric heating with a west facing garden to the rear.**

**ACCOMMODATION** [All measurements are approximate],

**ENTRANCE PORCH, ENTRANCE HALLWAY, LIVING ROOM 15'8" x 11'2" (4.77m x 3.40m), KITCHEN 11'1" x 9'8" (3.37m x 2.94m),**

**BEDROOM ONE 15'1" x 10'2" (4.59m x 3.09m), BEDROOM TWO 11'5" x 8'10" (3.47m x 2.69m), BATHROOM 8'1" x 5'4" (2.46m x 1.62m),**

**OUTSIDE – FRONT, SIDE AND REAR GARDENS, GARAGE, OFF-ROAD PARKING**

**Holford Road  
Durleigh | Bridgwater | Somerset | TA6**

**Price: £300,000**

**GENERAL REMARKS AND STIPULATION**

**Tenure:**

The property is offered for sale freehold, by private treaty with vacant possession on completion.

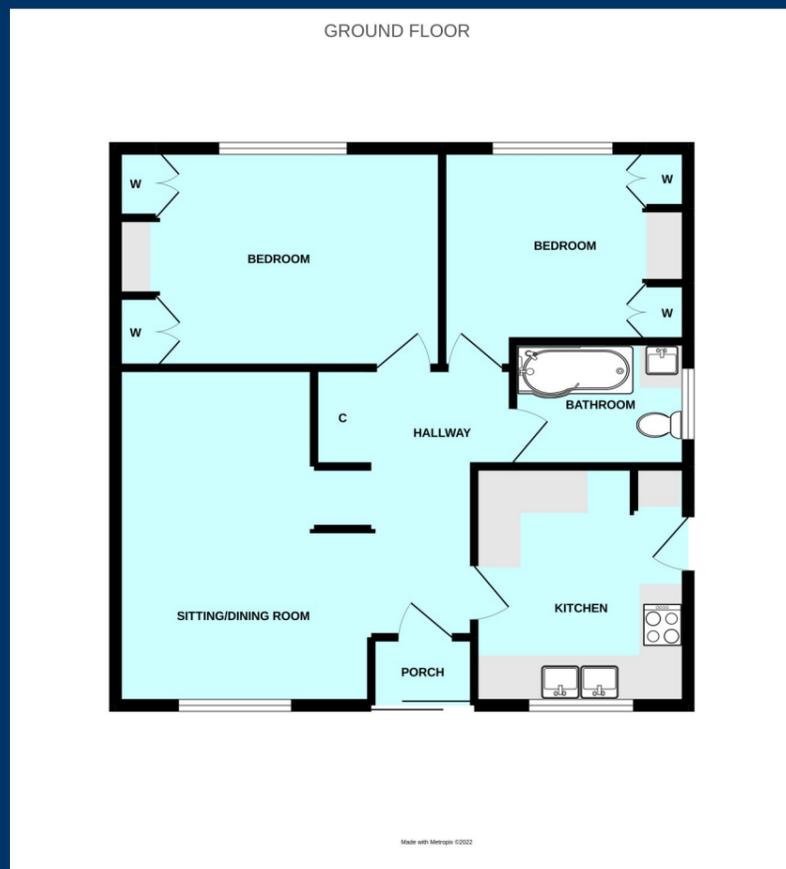
**Services:**

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

**EPC:** E50

**Council Tax Band:** D

**Floorplan:**



**Tel: 01278 425195  
34 St Mary Street, Bridgwater, Somerset,  
TA6 3LY [bridgwater@wilkie.co.uk](mailto:bridgwater@wilkie.co.uk)**

**WILKIE MAY  
& TUCKWOOD**

**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 September 2022.

**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.

**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. 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 the 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.