



Willoughby Road
 Bridgwater, TA6
 £269,000 Freehold

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 EPC

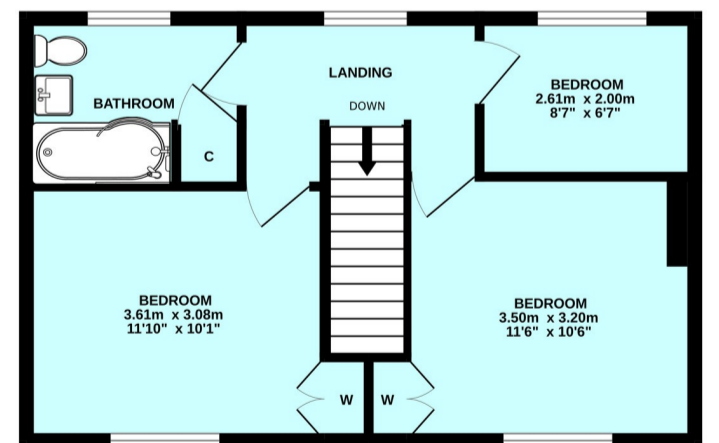
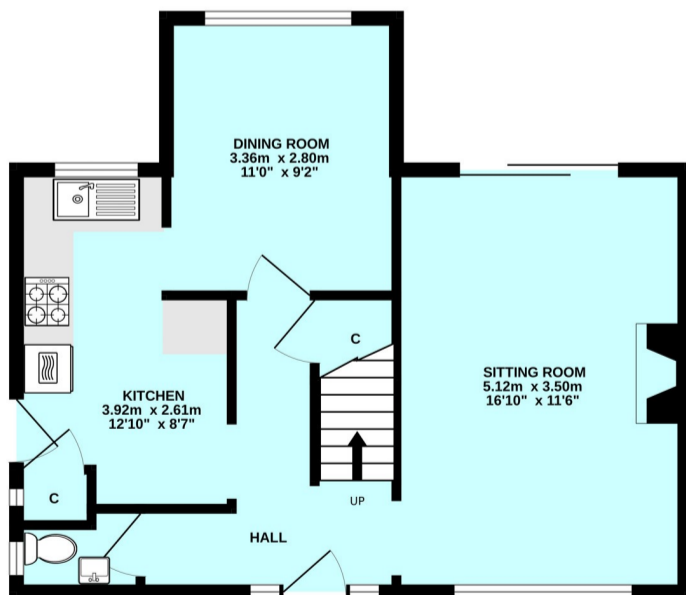
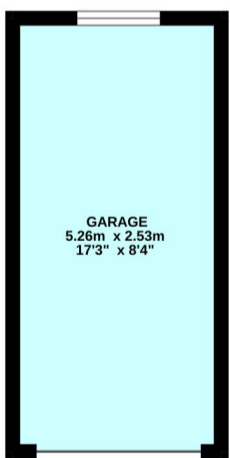
Wilkie May & Tuckwood

Floor Plan

GARAGE

GROUND FLOOR

1ST FLOOR



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Description

This three bedroom family home is situated on the popular west side of Bridgwater and benefits from off-road parking for two cars and has spacious gardens to the rear.

- Popular west side of Bridgwater
- Five minute walk to Hinkley Point bus stop
- Three bedroom semi-detached house
- Living room with front aspect
- Separate dining room
- Kitchen
- Downstairs' cloakroom
- Three well-proportioned bedrooms
- Bathroom
- Garage
- Off-road parking for two cars
- Westerly aspect rear garden

THE PROPERTY:

The property is a spacious three bedroom semi-detached family home situated on the favoured west side of Bridgwater, close to junior and senior schools of high repute. Enjoying off-road parking for two vehicles and a garage with potential to create access. The accommodation comprises a double glazed door to the entrance hall, cloakroom, understairs' storage cupboard, living room with a front aspect and double glazed sliding patio doors overlooking and accessing the rear garden. There is a separate dining with a rear aspect which adjoins the kitchen and is fitted with a range of high and low level white fronted units, recesses for domestic appliances and plumbing for a washing machine. Stairs to the first floor landing leads to three well-proportioned bedrooms and bathroom suite with a P-shaped bath together with the airing cupboard.

Outside – To the front of the property is off-road parking for two cars with the potential to create further driveway to the garage. The rear garden enjoys a westerly aspect with a paved patio and the gardens beyond laid to lawn, a shed and enclosed by fencing and hedging.

LOCATION: Situated on the favoured west side of the market town of Bridgwater, close to junior and senior schools of high repute. Shops for day to day needs are close by and further shopping facility on the development. The town centre is approximately 1½ miles away with a full range of leisure, retail and shopping facilities. Main line links are available via Bridgwater Railway station. M5 motorway access is available via junctions 23 and 24. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith from Bridgwater Bus Station.



GENERAL REMARKS AND STIPULATION

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

Construction: Traditionally built.

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

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 67Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Limited voice and data available with EE and Three.

Voice likely with O2, date limited with O2. Voice only limited with Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **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 July 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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