



Somerset Road

Bridgwater, Somerset, TA6

**WILKIE MAY
& TUCKWOOD**



DESCRIPTION:

A well-presented and significantly extended three bedroom semi-detached house located in the highly sought after Bridge Estate development on the eastern fringe of Bridgwater. The property has been extended at the rear on the ground floor to provide a pleasant kitchen/breakfast room which overlooks the garden. This in turn provides a large, open plan lounge/dining room. On the first floor there are three bedrooms and a bathroom. The house is gas centrally heated and double glazed.

The accommodation comprises a front door in the entrance hall where stairs rise to the first floor with a cupboard under. Off to the right there is a large lounge/dining room with a front aspect window and access to an understairs' cupboard. At the rear is a kitchen/breakfast room with a range of modern matching base and wall cupboards, a ceramic hob and a window to the rear.

On the first floor is a landing with a cupboard housing a gas fired combination boiler as well as access to the roof space. The first two bedrooms are generous doubles and the third a single with built-in wardrobes. The bathroom is finished in a modern white suite and includes a bath with a mains' fed shower over, WC and basin.

Outside – There is a garden area at the front and alongside a driveway which provides off-road parking and leads to a larger than average garage. Beyond this is a useful utility area. The garden at the back has been beautifully maintained and includes a level lawn, patio, flower and shrub beds, is relatively private and is south facing.

DIRECTIONS:

From our office on St Mary Street proceed through the one-way system to the mini-roundabout. Go straight over to the traffic lights and turn left onto Broadway. Go past Morrisons' supermarket on your right hand side and go through the next set of traffic lights. At the next set of traffic lights bear right onto Cranleigh Gardens. At the traffic lights turn right onto St John Street. Continue along St John Street to the mini-roundabout. Take the second exit onto Westonzoyland Road. After approximately 0.6 miles turn right into Sedgemoor Road. Turn left into Somerset Road and the property can be found on the right hand side.

LOCATION:

The property is situated on the popular Bridge Estate development close to local shops and amenities for day to day needs. Bridgwater offers many amenities including its full range of retail, educational and leisure facilities. The M5 junctions 23 and 24 are nearby allowing easy access to the M5 motorway. Main line links are available via Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith.



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ACCOMMODATION [All measurements are approximate],

ENTRANCE HALLWAY, LIVING/DINING ROOM 24'2" x 15'7" (7.36m x 4.74m) maximum, KITCHEN/BREAKFAST ROOM 11'9" x 8'9" (3.58m x 2.66m),

First floor landing:

BEDROOM ONE 14' x 9'3" (4.26m x 2.81m) including wardrobes, BEDROOM TWO 10' x 9' (3.04m x 2.74m),

BEDROOM THREE 10'9" x 6'4" (3.27m x 1.93m), FAMILY BATHROOM

OUTSIDE – GARAGE 19'9" x 10'10" (6.01m x 3.30m), UTILITY AREA, OFF-ROAD PARKING, GARDENS

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Floorplan:

Price: £260,000

GENERAL REMARKS AND STIPULATION

Tenure:

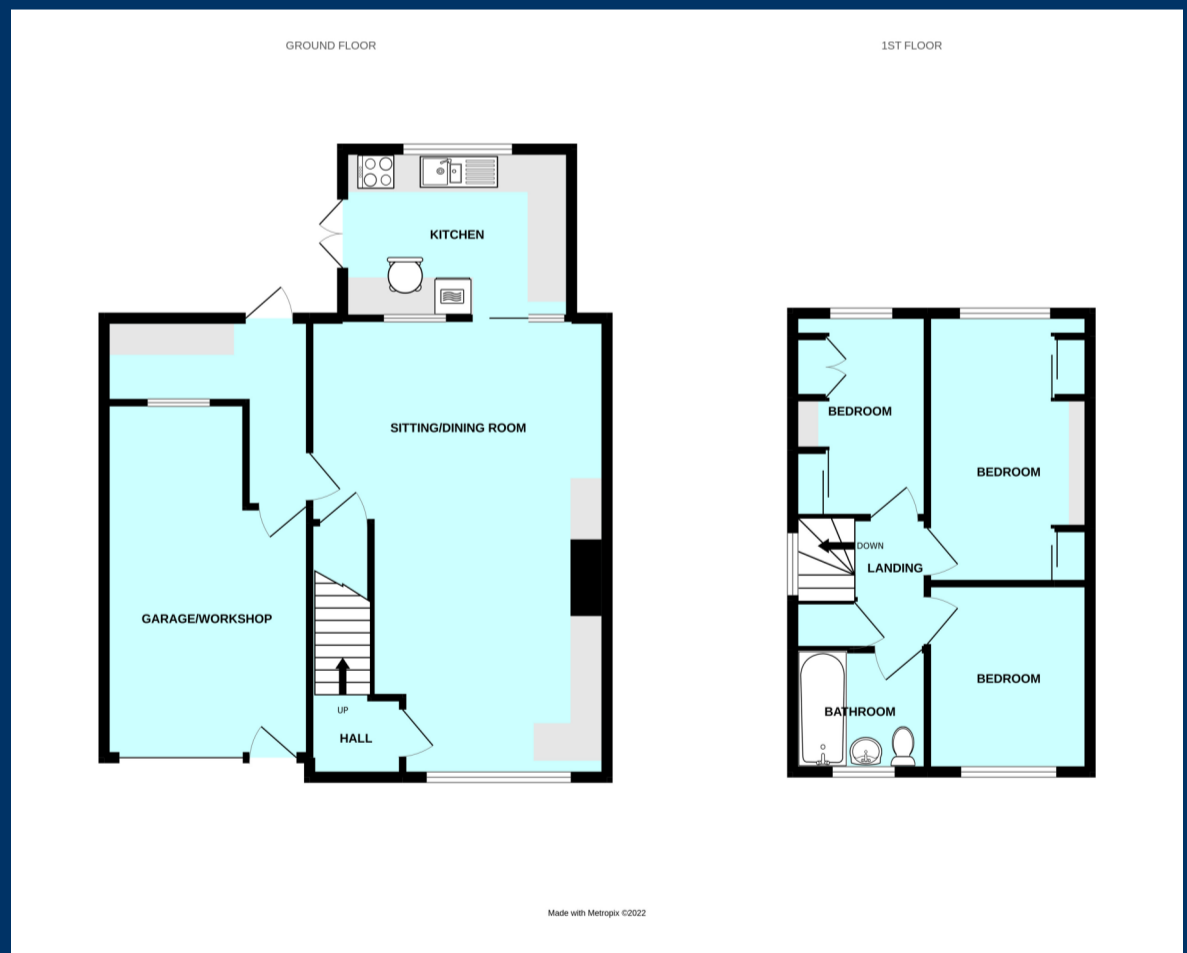
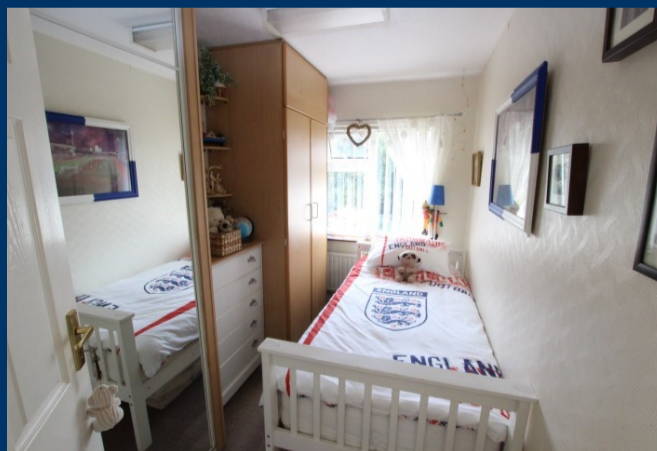
The property is offered for sale freehold, by private treaty with vacant possession on completion.

Services:

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

EPC: D65

Council Tax Band: C



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**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 October 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.