



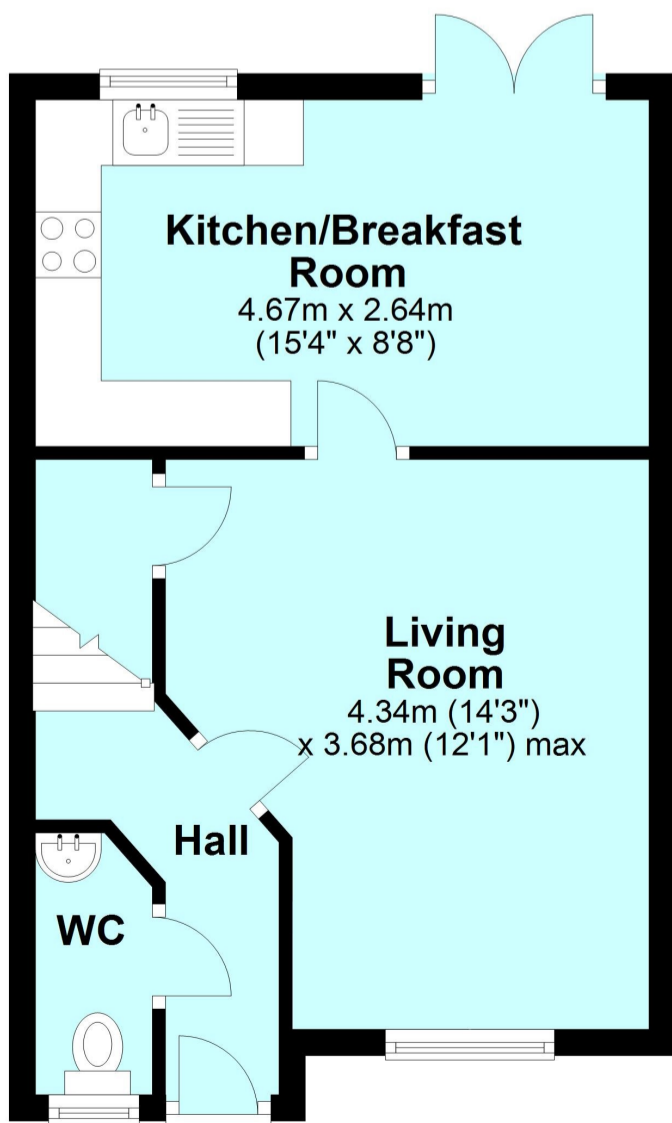
Westminster Way
 Bridgwater, TA6
 £225,000 Freehold

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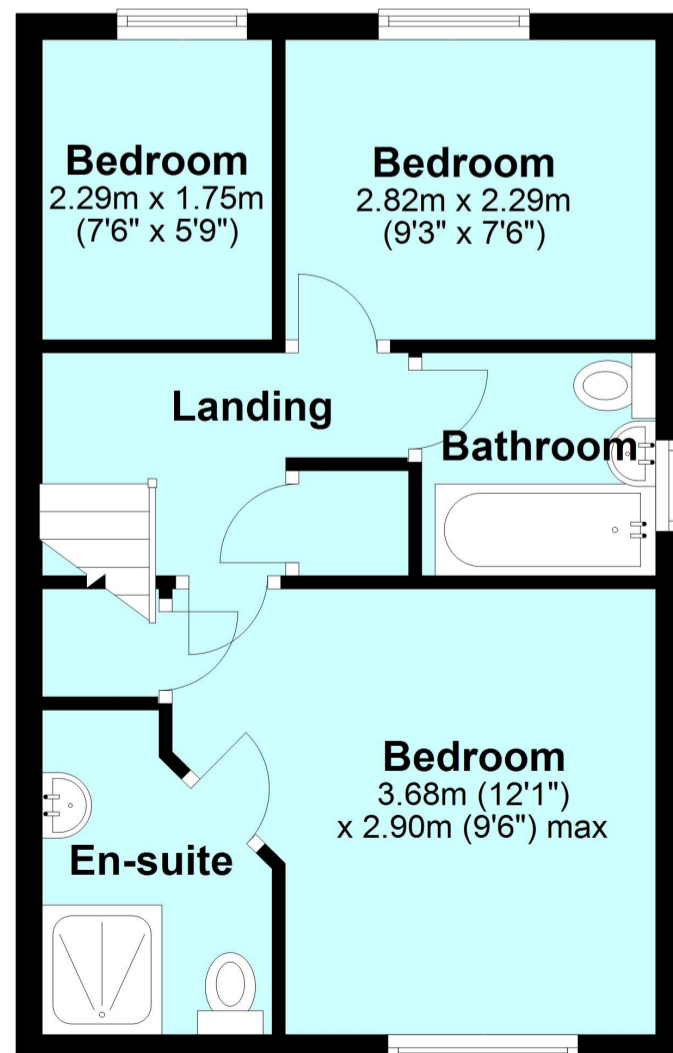
Wilkie May & Tuckwood

Floor Plan

Ground Floor



First Floor



Description

A modern three bedroom house with larger than average sunny rear garden located on the popular Kings Down development.

The property benefits from a modern kitchen and the principal bedroom is complemented by an en-suite shower room.

- Modern three bedroom house
- Situated on Kings Down development
- Well-proportioned living room
- Kitchen/breakfast room at rear
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Two further bedrooms
- Modern bathroom
- Gas fired central heating
- Larger than average sunny rear garden
- Off-road parking

THE PROPERTY:

A modern three bedroom house with larger than average sunny rear garden located on the popular Kings Down development.

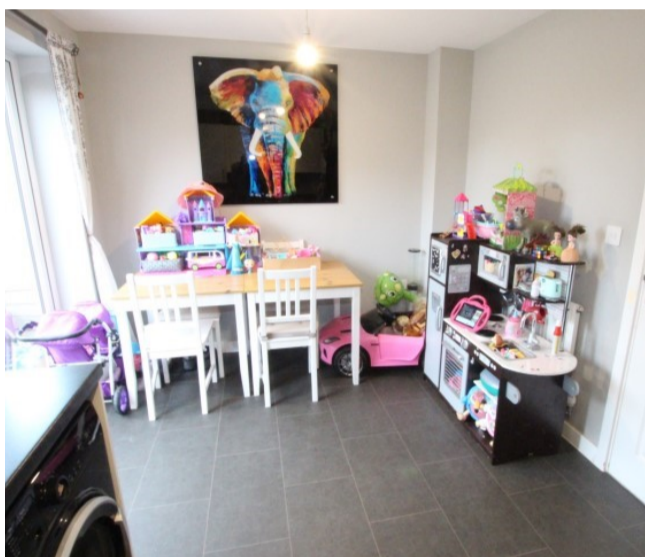
The property benefits from a modern kitchen and the principal bedroom is complemented by an en-suite shower room.

The accommodation comprises an entrance hall, off which is a cloakroom with WC and basin. To the right is a well proportioned living room with front aspect window and understairs' cupboard. At the rear is a kitchen/breakfast room with white fronted base and wall cupboards and contrasting rolltop working surfaces, incorporating an oven, hob and hood. There are other recesses for various appliances. To the opposite side of the room is a dining area with space for table and chairs and French doors open onto and overlook the rear garden.

On the first floor is a landing with access to the roof space and linen cupboard. The principal bedroom, as previously stated, benefits from an en-suite shower room with cubicle, basin and WC. Two further bedrooms are complemented by a bathroom – which includes a bath, WC and basin.

Outside – At the front is a parking area and small garden and at the rear a larger than average garden comprises newly laid patio and lawn. The garden has a sunny aspect and also includes rear 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.

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

Local Authority: Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR
Council Tax Band: C



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 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.

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