



Elmwood Avenue
Bridgwater, TA6
£269,950 Freehold


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**Wilkie May
& Tuckwood**

Floor Plan



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

This 1930s traditionally built three bedroom family home is served by gas fired central heating with enclosed gardens to the front and rear. There is a garage to the rear presently converted to an office but could easily be reinstated.

- 1930s three bedroom house
- Living room with bay window
- 20' kitchen/dining room
- Conservatory overlooks rear garden
- Principal bedroom with en-suite
- Two further bedrooms
- Bathroom
- Over 21' insulated office/studio
- Front and rear gardens

THE PROPERTY:
The property is a well presented three bedroom extended family home situated near Browne's ponds.

The house comprises a door to the entrance hall with stairs that rise to the first floor landing and a living room with a front aspect window. There is a spacious kitchen/dining room which benefits from a modern range of high and low level kitchen units, tiled splashbacks, ceramic tiled flooring, built-in oven, hob and an extractor, together with a dishwasher and breakfast bar, with doors opening into the conservatory which is double glazed and has a polycarbonate roof. To the side of the kitchen is a lobby area and downstairs' cloakroom with WC, wash hand basin and a double glazed window.

To the first floor are three bedrooms with an en-suite shower cubicle and wash hand basin to the principal bedroom, complemented by a family bathroom – with bath, two showers over, tiled surround, double glazed window, WC and wash hand basin.

The dwelling is approached at the front with a small bridge over a babbling brook with the front garden being laid to lawn and enclosed. There is

side access to the rear garden where there are two paved patios, the garden is laid to lawn and enclosed by walling. The garage has been converted to an insulated office area/studio offering excellent potential – having the possibility to convert back to a garage if required – with rear vehicular access.

LOCATION: Located on the south side of the market town of Bridgwater. The town offers a range of amenities including retail, educational and leisure facilities. The M5 junction 24 is nearby offering easy and convenient access to Bristol and Exeter. Main line links are available via Bridgwater Railway station.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty
Services: Mains water, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY
Council Tax Band: B

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE, Three, O2 and Vodafone.

Flood risk: Rivers and sea risk: Low risk **Surface water:** Very low risk **Reservoirs:** Yes **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 February 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.

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