



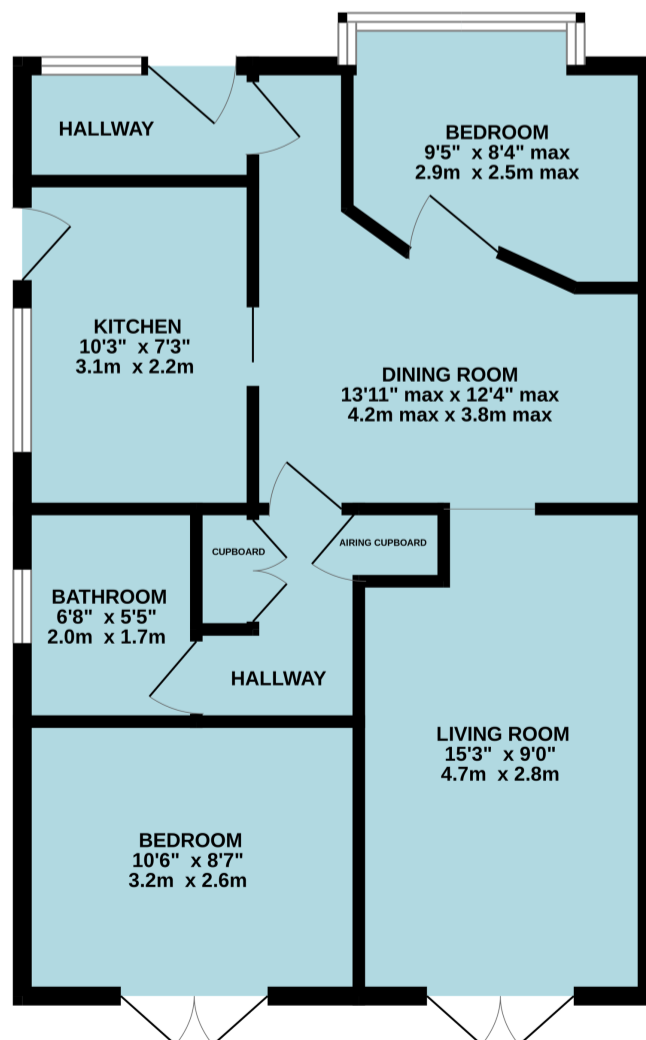
Pear Tree Close
 Bridgwater, TA6 4EA
 £220,000 Freehold

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Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR



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

A well presented two bedroom semi-detached bungalow with a garage, well maintained level gardens along with a modern kitchen and bathroom. The dwelling has night storage heating and is double glazed.

- Popular Bower Manor development
- Two bedroom bungalow
- Over 15' living room with French doors
- Dining room
- Front and rear gardens
- Off-road parking for multiple vehicles
- Garage

THE PROPERTY:

A well presented two bedroom semi-detached bungalow with a garage, well maintained level gardens along with a modern kitchen and bathroom. The dwelling has night storage heating and is double glazed.

The accommodation comprises an entrance hall with a tiled floor. At the rear of the property is a living room which is well proportioned and overlooks the rear garden via French doors. There is a further living room which could be used as a dining room. Alongside this is a kitchen with well fitted white fronted units including base and wall cupboards and contrasting rolltop working surfaces with a built-in oven, hob and hood. There is also an integrated fridge and freezer with a window and door to the side.

There are two bedrooms – one overlooks the rear garden via French doors and these are complemented by a bathroom – with bath, WC and basin.

Outside – The gardens are very well tended and ample off-road parking for several vehicles plus a single garage. The front garden is laid to lawn whilst the rear comprises a raised patio, lawn,

gravel area, flower and shrub beds and useful timber sheds.

LOCATION: The property is situated on the east side of Bridgwater with good access to junction 23 of the M5 motorway without passing through the town. The Bower Manor development offers shops for day to day needs and there is a regular bus service to the town centre. Bridgwater College, offering higher education facilities, is close by and Bridgwater Hospital is located a short walk away. The property is situated approximately 1.5 miles from the town centre that offers an excellent range of facilities including retail, educational and leisure amenities. Main line links are available via Bridgwater Railway Station. Bridgwater offers a daily coach service to London together with a regular bus service to Taunton, Weston-super-Mare and Burnham-on-Sea.



WM&T

GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, night storage 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: Low risk **Surface water:** 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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