

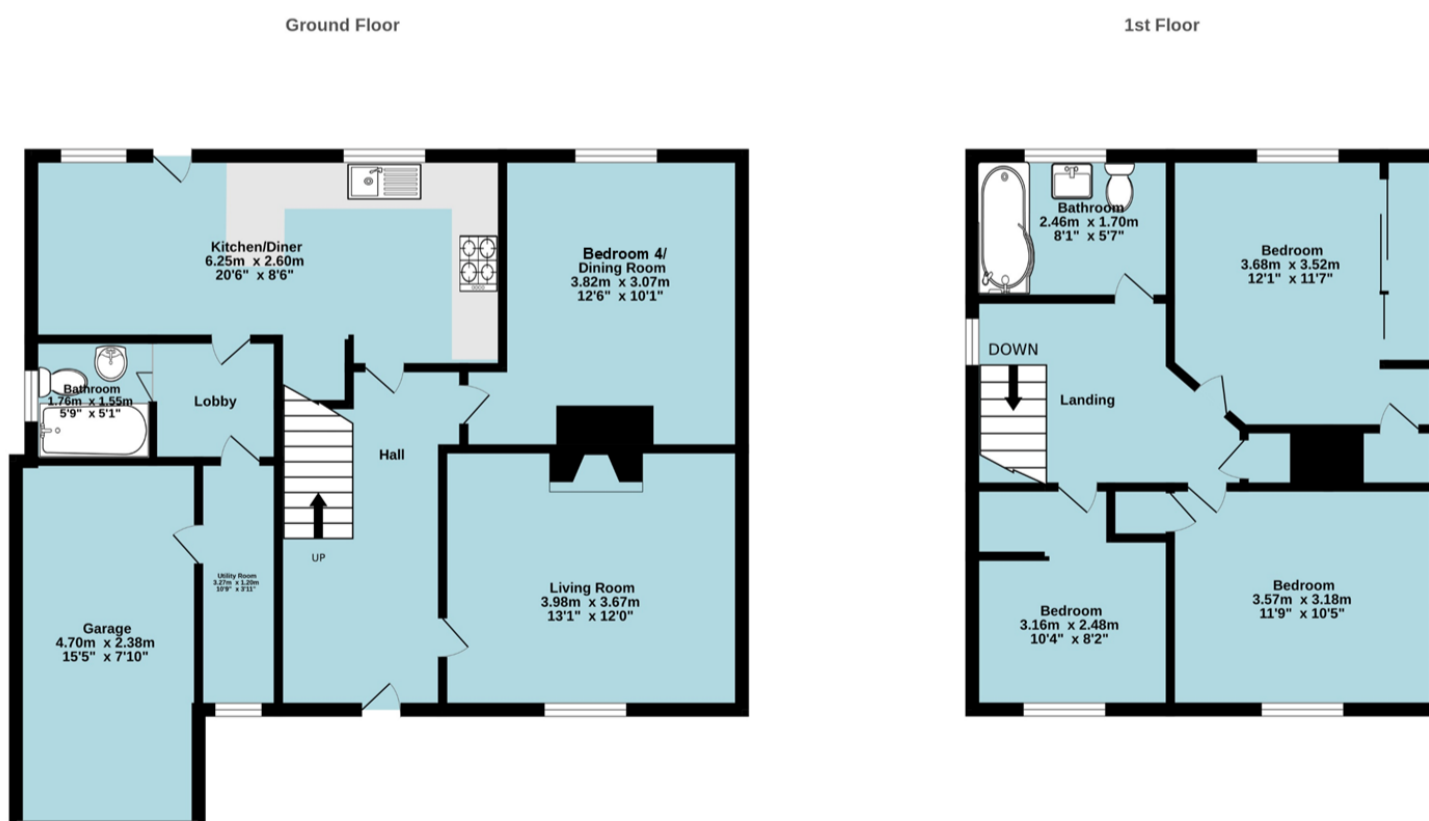


Danesboro Road
 Bridgwater, TA6
 £310,000 Freehold

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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

A particularly well presented, recently refurbished and significantly extended three/four bedroom semi-detached house with a garage. Many of the rooms have undergone redecoration and the central heating radiators have been upgraded where necessary. The property is offered with no onward chain.

- Favoured west side of Bridgwater
- Extended three/four bedroom house
- Over 13' living room with front aspect
- Kitchen/diner over 20'
- Utility room
- Bedroom four/dining room
- Bathroom on each floor
- Garage
- Off-road parking
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor, off to the right is a living room with a front aspect. At the rear is bedroom four/dining room which could be used for a variety of purposes and overlooks the rear garden.

The kitchen/diner boasts a fine range of light wood effect units, which includes base cupboards, drawers, wall cupboards, built-in double oven, four-ring gas hob and extractor over. There is also an area which is ideal for a dining table and chairs. The kitchen/diner has two windows that overlook the rear garden and there is a door to the outside. A lobby leads through to a bathroom with a bath, WC, basin and window. There is a utility area which leads through to a garage which has double wooden doors.

On the first floor there is a shelved linen cupboard on the landing with access to the roof space. There are generous sized bedrooms together with a newly fitted bathroom with a P-shaped bath with mixer style shower over, basin, set within a vanity unit with cupboards under, square WC, heated towel rail and double glazed window.

OUTSIDE – At the front there is a brick paved driveway which provides off-road parking for multiple vehicles, which leads to a garage, there is a small garden alongside. To the side of the property there is pathway and covered area which leads to the rear. The rear garden is of a generous family size and comprises a large, paved patio which runs the entire width which provides access to a level lawn with flower and shrub beds.

The garden is relatively private and is screened by a blend of high level timber fencing, mature shrubs and trees.

LOCATION: Situated on the edge of the favoured west side of Bridgwater, within the parish of Durleigh development with local shops within walking distance for day to day needs. The town centre approximately 1.5 miles away and offers a full range of amenities including retail, leisure and educational facilities. Rural pursuits can be enjoyed in the neighbouring Quantock Hills including sailing and fishing at Durleigh Reservoir and Hawkridge Reservoir. Enmore Park 18 hole Golf Course is approximately 3.5 miles away. From Bridgwater Bus station there are regular bus links to Taunton, Burnham-on-Sea and Weston-super-Mare plus a daily coach service to London Hammersmith. There are main line links via Bridgwater Railway station and the M5 motorway is easily accessed via junctions 23 and 24.



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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: C

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: 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 March 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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