

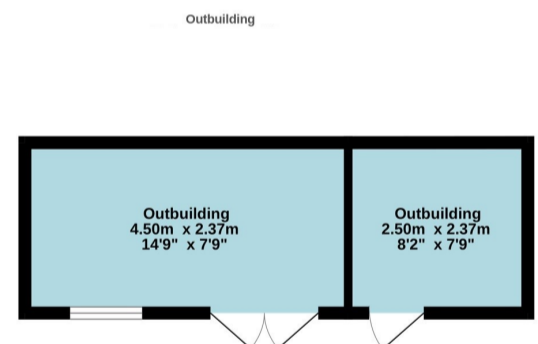
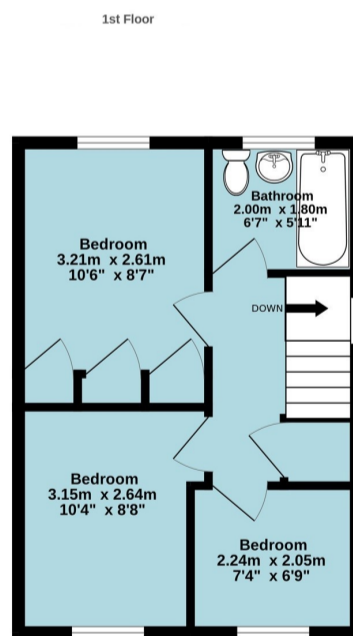
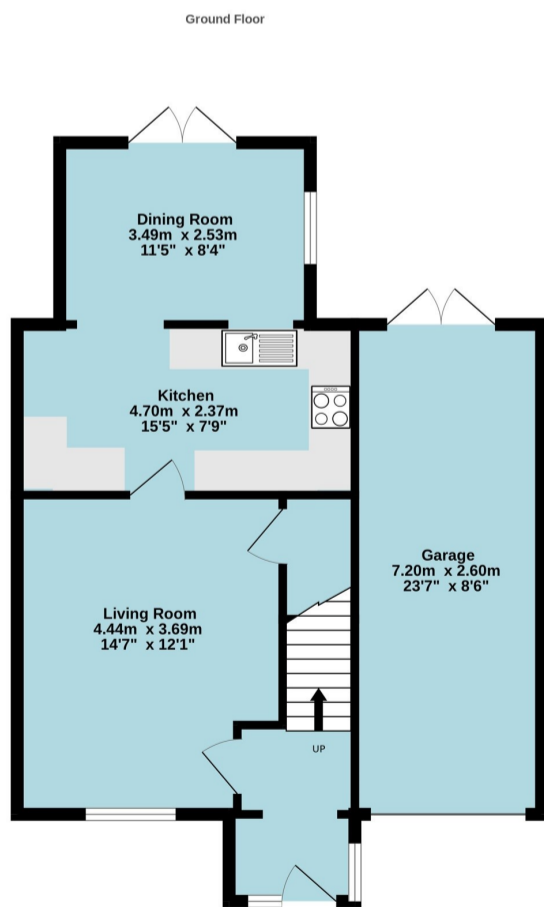


Severn Close
 Bridgwater, TA6
 £275,000 Freehold

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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

An extended beautifully presented extended three bedroom semi-detached house with 23'7" long garage. The property is located in one of the older more mature areas of Bower Manor and also includes well landscaped gardens at the rear. The house is double glazed and gas centrally throughout.

- Popular Bower Manor development
- Extended three bedroom house
- Beautifully presented throughout
- Over 14' living room with front aspect
- Dining room overlooking rear garden
- Landscaped garden at rear
- Over 23' garage
- Timber outbuilding
- Off-road parking

THE PROPERTY:

The accommodation includes an extended entrance hall where stairs rise to the first floor. To the left is a living room with a useful understairs' cupboard and a feature natural slate wall, natural oak flooring and skirting. The flooring continues through into the kitchen which again includes a feature slate wall and a range of high quality base and wall cupboards and contrasting oak worktops and recesses for various appliances. Beyond the kitchen is a substantial dining room extension with French doors and windows which open and overlook the rear garden

On the first floor is a principal bedroom with triple built-in wardrobe, two further well proportioned bedrooms all complemented by a well fitted bathroom including a bath with mixer shower over, WC and heated towel rail.

Outside - At the front is a driveway providing off-road parking for multiple vehicles and leading to the extended garage which is approached via an electric roller door. Alongside is a garden area. At the rear is a superb low maintenance garden comprising high quality patio and artificial lawn. At the far boundary is a timber outbuilding split into two which now includes two dry storage

areas, one measuring 14'9" x 7'9" and the second 8'2" x 7'9". This building could have a variety of other uses subject to planning if required.

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.



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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 Three, O2 and Vodafone. Voice only: EE

Flood Risk: Rivers and sea: 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 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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