

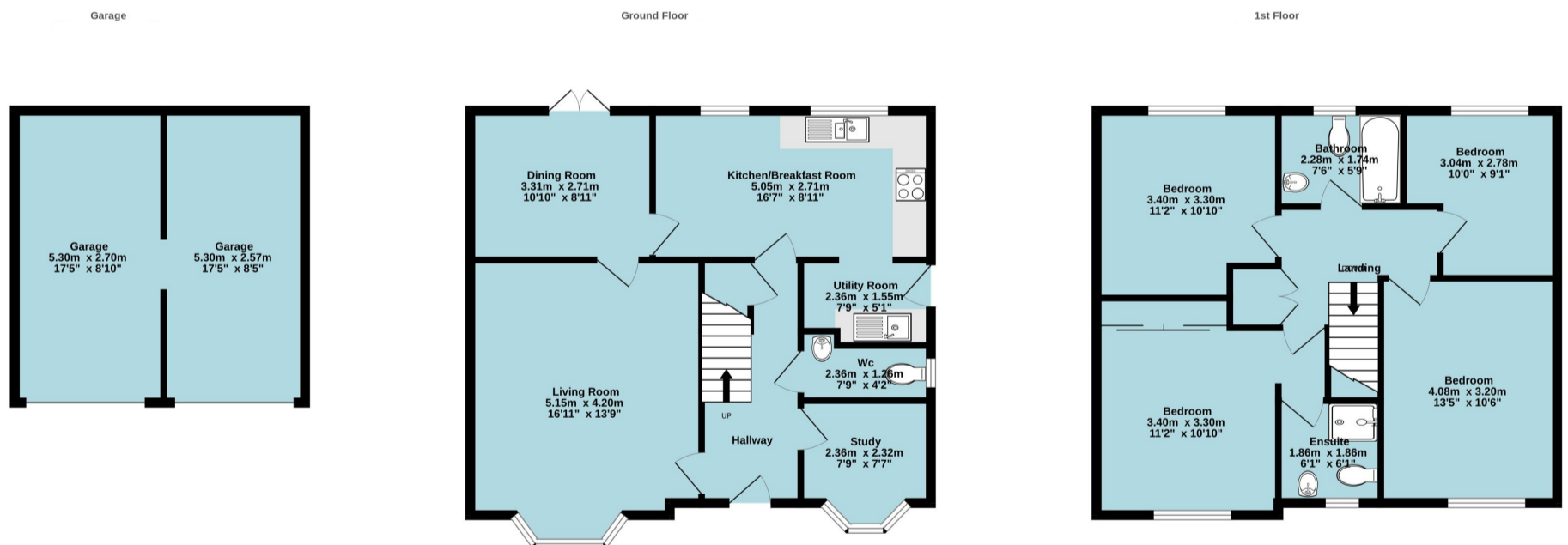


Verbena Walk
 Bridgwater, TA5
 £418,000 Freehold

4 3 2 C
 EPC

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.
 Made with Metropix ©2024

Description

This imposing four bedroom detached family home benefits from a double drive and a detached double garage with overhead storage. The property is one the edge of the development and enjoys views to the front.

- Four bedroom detached house
- Over 16' living room with bay window
- Dining room overlooks rear garden
- Kitchen/breakfast room over 16'
- Utility room
- Downstairs' study with bay window
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Double garage with driveway
- Enclosed private rear garden

THE PROPERTY:

The property is a beautifully presented four bedroom detached family home benefitting from three reception rooms and situated on the edge of the development, offering off-road parking and a double garage.

The accommodation comprises a door to the entrance hall with a downstairs' cloakroom (with WC and wash hand basin). There is an understairs' storage cupboard and a study which has a front aspect bay window. The separate living room also has a bay window and an adjoining dining room has French doors overlooking the rear garden. The kitchen/dining room has a range of high and low level units, an integrated double oven, a gas hood with an extractor hood over and space and plumbing for a dishwasher. There is an adjoining utility room which has a range of units, a gas boiler powering the domestic hot water and the central heating system, plumbing for a washing machine and a double glazed door.

To the first floor are four double bedrooms with en-suite shower room – with shower cubicle, WC, wash hand basin and a double glazed window – to the principal bedroom. These are complemented by a family bathroom – with bath, shower over, WC, wash hand basin and double glazed window.



Outside – To the front is a well maintained garden area with a side driveway providing off-road parking leading to the double garage. The rear garden is very private, enclosed and is laid to lawn and benefits from a garden shed.

LOCATION: The property is in Wilstock Village on the southern fringes of the market town of Bridgwater, close to the parish of North Petherton which offers a range of shops for day to day needs and excellent access to M5 junction 24. Bridgwater is approximately 3 miles away and offers a full range of services including educational, retail and leisure facilities. There are regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare from Bridgwater bus station together with a daily coach service to London Hammersmith. Main line railway links are available via Bridgwater Railway station



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 fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps 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 and Vodafone. Voice only: 02.

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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY