

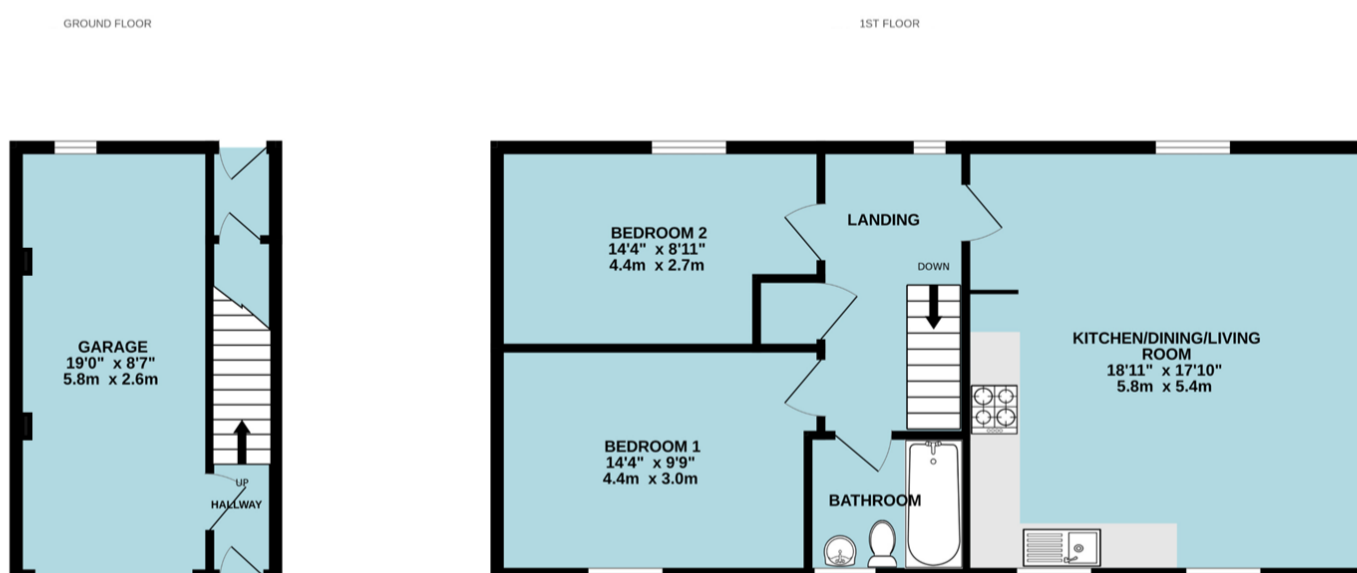


**Carolina Close**  
 Bridgwater, TA6  
 £199,950 Freehold

			<b>B</b> EPC
2	1	1	

**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 semi-detached freehold coach house benefits from a spacious garage, off-road parking and an enclosed garden.

- Freehold coach house
- Popular Stockmoor development
- Over 17' kitchen/dining/living room
- Two bedrooms
- Garage
- Off-road parking

## THE PROPERTY:

The property is a two double bedroom semi-detached freehold coach house presented to a very high standard benefitting from a spacious kitchen/dining/family room with a range of high and low level kitchen units and a built-in oven. From the landing is access to two double bedrooms and a bathroom suite – with bath, shower over, tiled surround, WC and a double glazed obscure window.

From the entrance hall is internal access to the garage which also has a useful storage cupboard to the rear and rear pedestrian door.

The residence also has off-road parking and an enclosed garden to the rear.

**LOCATION:** The property is situated on the popular Stockmoor Development on the outskirts of the market town of Bridgwater and enjoys good access to the M5 motorway junction 24. Within the development there is a shop for day to day needs and junior school. North Petherton is approximately 1 mile away and offers an extensive range of services and amenities including GP surgery, dentist, library, shops for day to day needs, primary and junior school. Bridgwater is approximately 1 mile away offering a full range of amenities including retail, leisure and educational facilities. There is a regular bus service to both Bridgwater and Taunton. The county town of Taunton is approximately 9 miles away. Main line links are available via Bridgwater and Taunton Railway stations.



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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: 1000Mps download and 220Mbps 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:** High 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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