

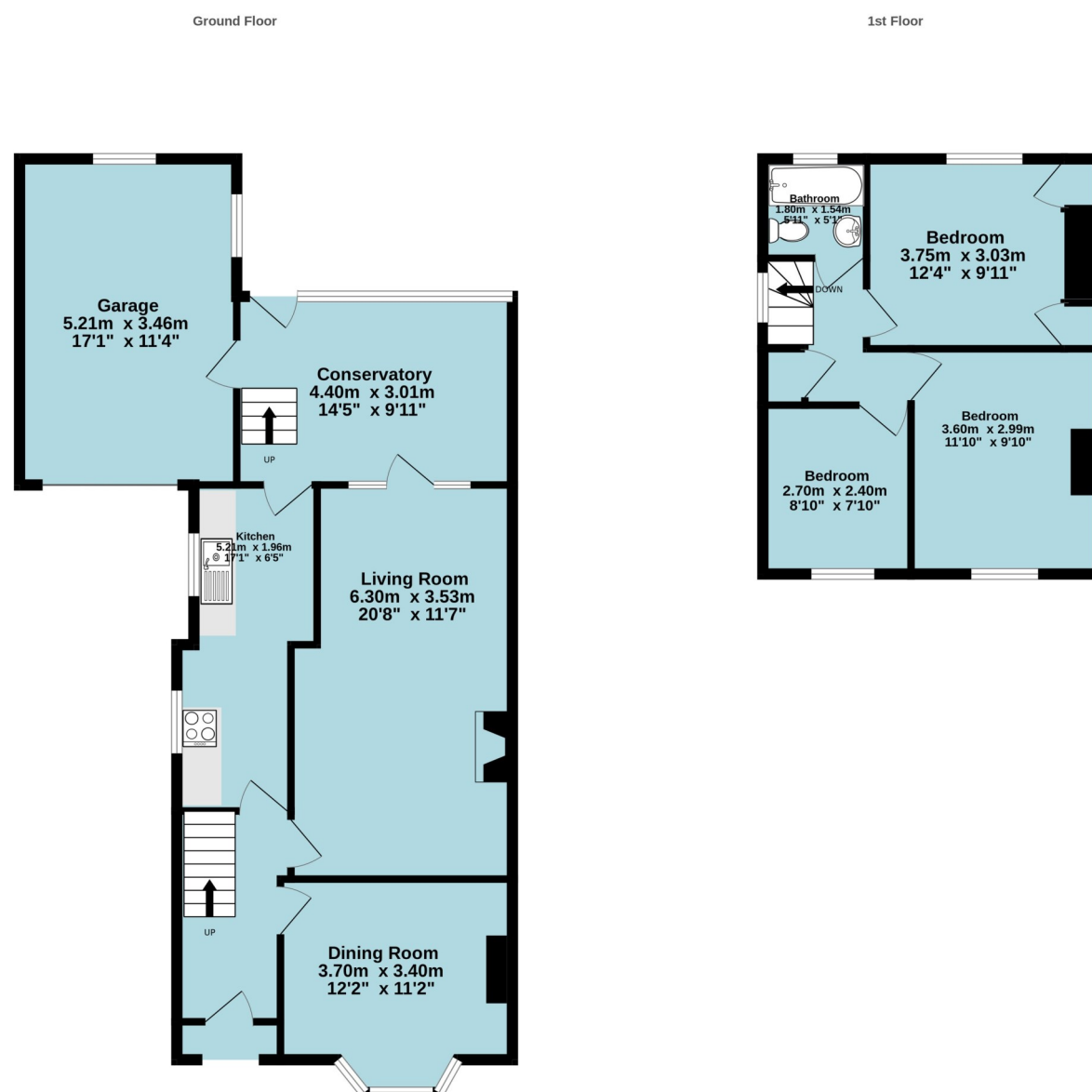


Chilton Street
 Bridgwater, TA6
 £265,000 Freehold

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 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.
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Description

This 1930s traditionally built extended three bedroom semi-detached family home benefits from off-road parking, a garage and private gardens to the rear. The house is served by gas fired central heating and has a full width extension and a conservatory.

- Extended three bedroom house
- Over 20' living room
- Dining room with front aspect
- Conservatory overlooks rear garden
- Cottage style rear garden
- Garage
- Off-road parking

THE PROPERTY:

The property is a well presented extended 1930s three semi-detached family home benefitting from off-road parking and a garage.

The accommodation comprises a door to the entrance hall with quarry tiled floor, stairs to the first floor landing and an understairs' cupboard. There is a dining room with a front aspect window and an open fire along with a separate living room which has a gas fire and a door to the conservatory. The kitchen is fitted with a Belfast sink, additional storage units, quarry tiled floor, two double glazed windows and rear door to the conservatory. The conservatory is double glazed with steps down to the rear door area and the garage.

First floor landing where there are three bedrooms complemented by a bathroom – with bath, an electric shower, wash hand basin and heated towel rail.

Outside – To the front is an enclosed garden and patterned driveway providing off-road parking and leading to the garage. The rear garden is designed in a 'cottage style' along with a vegetable patch, shed and a greenhouse.

LOCATION: A level walk from the town centre together with shops close by for day to day needs. Bridgwater offers a wide range of facilities including retail, cinema, library, restaurants and educational facilities and junior and senior of high repute. There is a secondary school close by which incorporates a state of the art 1610 sports centre with a swimming pool. Regular bus services run to Taunton, Weston-super-Mare and Burnham-on-Sea, plus a daily coach service to London Hammersmith from Bridgwater bus station. Main line rail links are available via Bridgwater Railway Station.



GENERAL REMARKS AND STIPULATION

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

Construction: Brick cavity.

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 EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk

Surface water: 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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