

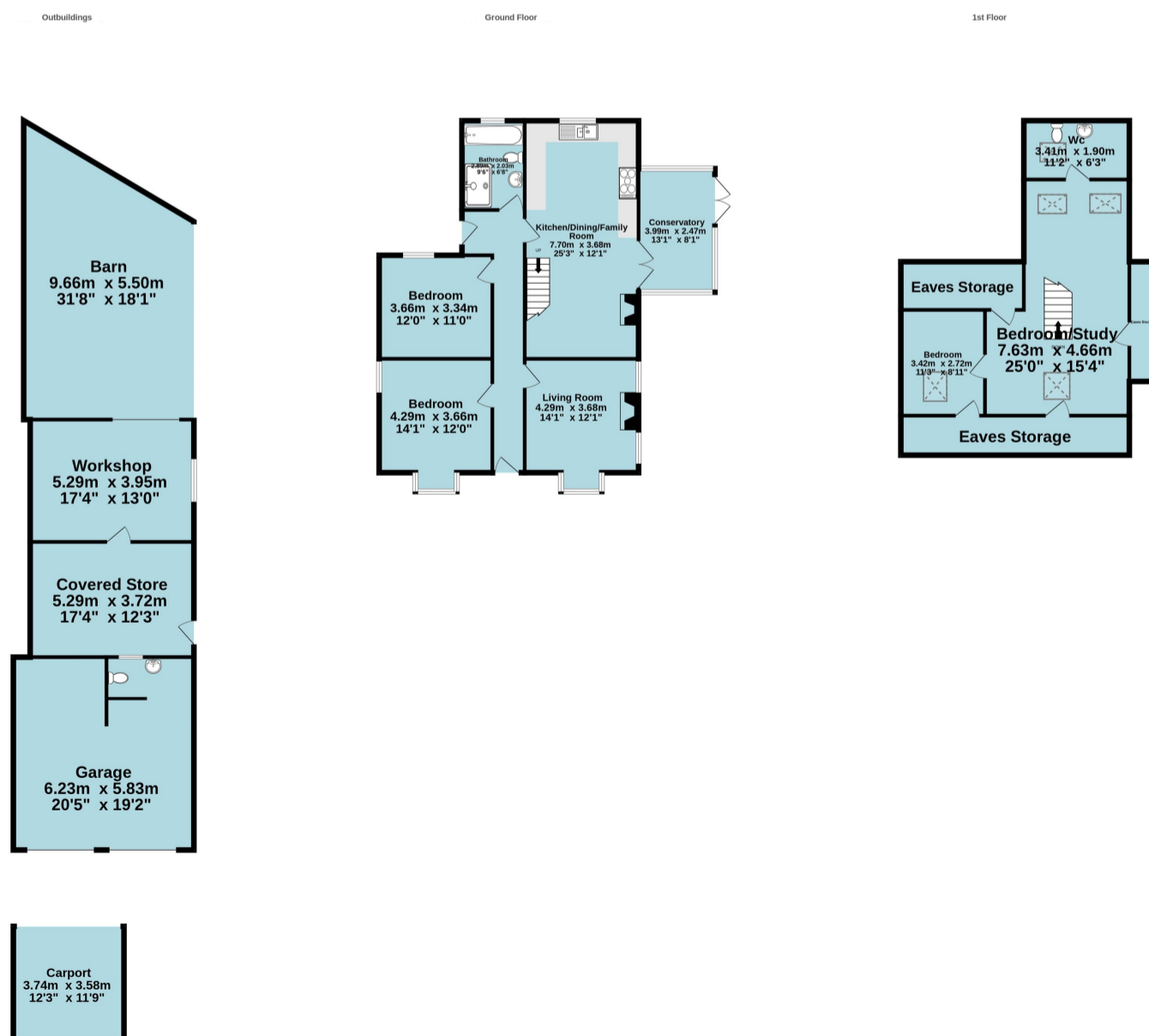


**Bath Road**  
 Knowle, Bridgwater, TA7  
 £450,000 Freehold

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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

This four bedroom detached bungalow benefits from ample parking and a detached double garage together with a workshop and an open barn. The property is served by oil fired central heating and has a popular kitchen/dining/family room layout.

- Four bedroom detached bungalow
- Living room with front aspect
- Over 25' kitchen/dining/family room
- Conservatory overlooks garden
- Two bedrooms on ground floor
- Bathroom
- Two bedrooms upstairs with cloakroom
- Garage
- Covered store
- Car port
- Workshop
- Open barn
- Rear private garden

## THE PROPERTY:

The accommodation comprises a door to the entrance hall and a living room with a front aspect bay window along with a fireplace with Calor gas fire. To the rear of the dwelling is a kitchen/dining/family room over 25' in length with a range of high and low level kitchen units including Calor gas oven. There is a wood burner and French doors overlooking and accessing the rear garden. Stairs rise to the first floor landing. The double glazed conservatory has French doors. From the entrance hall is access to two double bedrooms and a bathroom suite with WC, double shower cubicle, vanity basin, spotlighting and double glazed window.

To the first floor of the residence are two further bedrooms with an open landing area and an en-suite cloakroom with WC, wash hand basin and space for a shower together with a double glazed skylight.

Outside – Gated access to an extended parking and turning area. A detached garage has roller doors and a rear utility area with plumbing for a washing machine, space for a tumble dryer and a WC. There is an oil tank for the central heating. A separate workshop has a metal up and over door for potential parking. There is an open barn

area and four kennels together with a greenhouse and an enclosed garden area and private gardens.

**LOCATION:** Situated in the hamlet of Knowle backing onto the King Sedgemoor Drain River. Knowle is a hamlet with the village of Bawdrip close by which has its own primary school. The nearby village of Puriton has a range of facilities and shops including a primary school and village hall. Near Puriton is the M5 motorway offering particularly straight forward access to junction 23. The nearby town of Bridgwater provides a full range of retail and leisure amenities, higher and lower educational facilities, main line railway station and a daily coach service to London from Bridgwater bus station.



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## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.  
Construction: Brick cavity.

**Services:** Mains water, mains electricity, septic tank drainage, oil fired central heating.  
There are solar panels on the roof generating an income.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY  
**Council Tax Band:** C

**Broadband Coverage:** We understand that there is standard and ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with O2 and Vodafone. Voice only: EE.

**Flood Risk: Rivers and sea:** Very 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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