



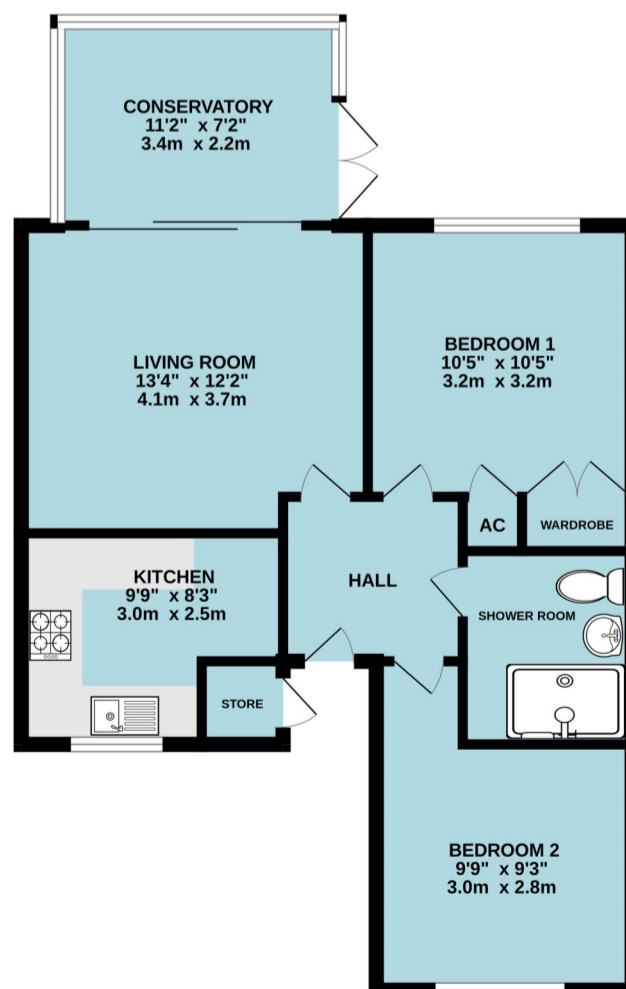
Willow Court
 Bridgwater, TA6
 £212,000 Freehold

			D
2	1	1	EPC

Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR



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 Metroplex ©2024

Description

This extended two bedroom semi-detached bungalow benefits from off-road parking to the front of the property. It is extremely well presented and improved and is available for 55s and over for independent living.

- On development for 55s and over
- Two bedroom bungalow
- Living room with conservatory off
- Upgraded kitchen
- Shower room
- Gas fired central heating
- Low maintenance rear garden
- Off-road parking for one car

THE PROPERTY:

The property is a beautifully presented and improved two bedroom semi-detached bungalow designed for 55s and over for independent living. The dwelling is served by gas fired central heating and has an upgraded kitchen and shower room with off-road parking and garden to the rear.

The accommodation comprises a covered area with a storage cupboard and a door which leads through to the entrance hall. The kitchen is fitted with a range of high and low level units with a built-in oven, hob and an extractor hood, plumbing for a washing machine and a gas boiler powering the domestic hot water and the central heating system. There is a separate living room with coving to the ceiling and an adjoining conservatory which is double glazed and has a polycarbonate roof and a double glazed door to the rear garden.

The residence has an inner hall and two bedrooms with an airing cupboard to bedroom one. The shower room has been fully upgraded with a shower cubicle, an electric shower, side panelling, WC and wash hand basin.

Outside - The bungalow benefits from off-road parking for one car and to the rear is an artificial lawn which is enclosed along with a gravelled area.

LOCATION: The property is situated on the eastern fringe of the market town centre of Bridgwater, where junction 23 of the M5 can be accessed without passing through the town centre. There are local shops close by for day to day needs. The town centre of Bridgwater is approximately 1½ mile away and offers a full range of educational, leisure and retail facilities. Main line links are available via Bridgwater Railway station together with easy access to the M5 motorway via junction 23. There are regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare together with a daily coach service to London Hammersmith from Bridgwater bus station.



WM&T

GENERAL REMARKS AND STIPULATION

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

There is a service charge of approximately £230.00 per calendar month which includes buildings' insurance.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

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

Council Tax Band: C

Broadband Coverage: We understand that there is standard and superfast mobile coverage. The maximum available broadband speeds are: 130Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data likely to be available with O2 and Vodafone. Voice only: Three.

Flood Risk: Rivers and sea: Low risk

Surface water: 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY