

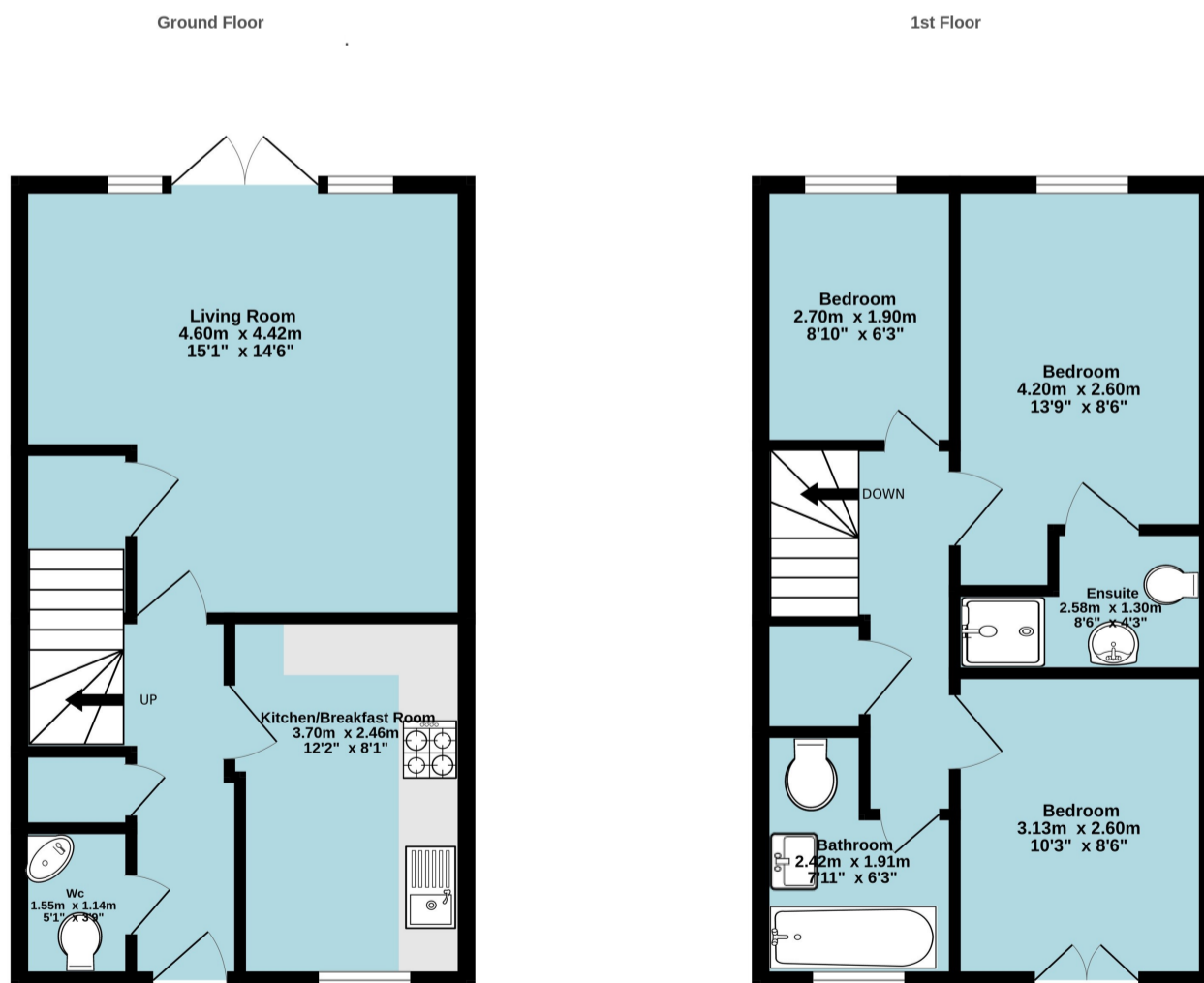


Hazeley Close
 Bridgwater, TA6
 £247,000 Freehold

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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

A well presented modern three bedroom end terrace house with an en-suite to the principal bedroom and the advantage of a ground floor WC. There are high quality shutters to the French doors in the living room, the kitchen and the second bedroom. The house benefits from two allocated car parking spaces and an attractive low maintenance garden at the rear. The property is within a reasonable easy level walking distance of the town centre.

- Well presented modern house
- Over 15' living room with French doors
- Kitchen/breakfast room
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Two further bedrooms
- Bathroom
- Low maintenance rear garden
- Two allocated car parking spaces

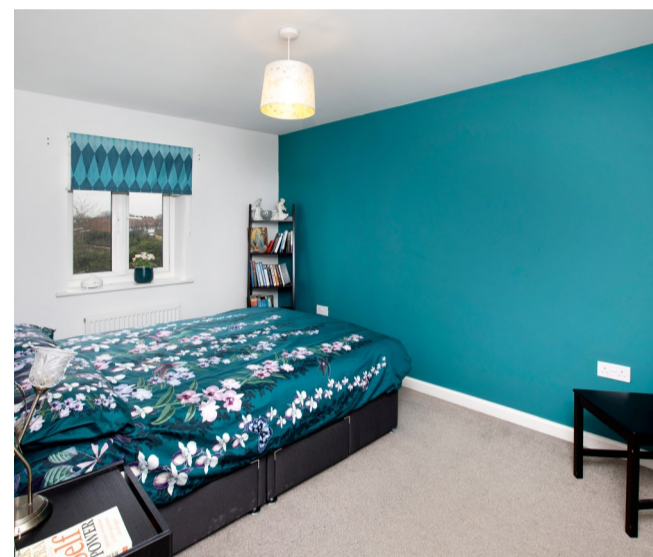
THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor with a large cupboard under. There is a convenience of a cloakroom with WC and basin and to the opposite side of the hall a kitchen/breakfast room with a range of matching base and wall cupboards along with built-in oven, hob and hood and recesses for further appliances. At the rear is a well proportioned living room with a cupboard and French doors which open and overlook the rear garden.

On the first floor is a landing with cupboard over the bulkhead. The principal bedroom is of a good size and the added attraction of an en-suite shower room – with cubicle, WC and basin. Both of the remaining bedrooms are well proportioned and these are complemented by a family bathroom – which includes a bath, WC and basin.

Outside – A small garden is at the front and at the rear a garden which provides a low maintenance area consisting of a patio and gravel. Nearby are two allocated car parking spaces.

LOCATION: Situated on the popular Phoenix development with local shops and amenities close to hand and the market town centre of Bridgwater only a short walk away. Close by to the property there is a recreational park and easy access to Cranleigh Gardens Park. M5 junctions 23 and 24 are nearby allowing convenient access to the M5 motorway. Main line links via Bridgwater Railway station are a short level walk away 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

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 likely to be available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk

Surface water: Low risk

Reservoirs: Likely

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