

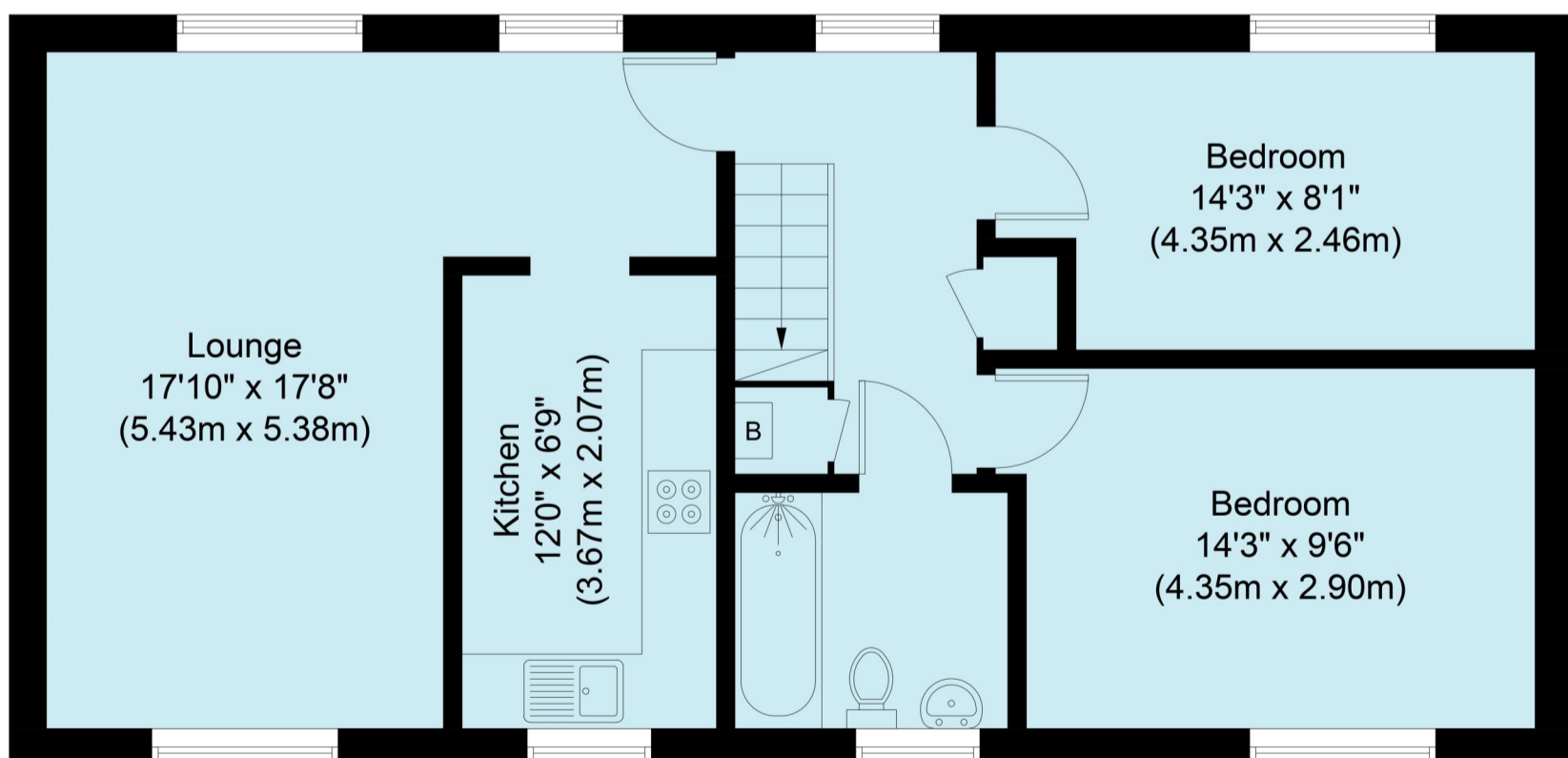


Toulouse Road
 Bridgwater, TA6
 £177,500 Freehold

			
2	1	1	EPC

Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID1068119
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

A two double bedroom freehold coach house located on the highly sought after Stockmoor development is offered to the market with no onward chain.

The property benefits from uPVC double glazing and gas fired central heating. There is the advantage of a garage and a separate storage area off.

- Two double bedroom coach house
- Freehold
- Popular Stockmoor development
- Over 17' lounge with dual aspect
- uPVC double glazing
- Gas fired central heating
- 18' garage with storage area off
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor where there is access to the roof space and two cupboards, one which houses the gas fired combination boiler. Off the hallway is a kitchen with a range of matching units at both base and eye level along with a built-in oven, hob and hood and recesses for appliances. Next to the kitchen is a well proportioned lounge which is dual aspect having windows overlooking the front and rear.

Both of the bedrooms are doubles and are complemented by a bathroom – with bath and shower over, WC and basin.

Outside – There is a car parking space and a garage which measures 18' in length plus a useful recess for storage alongside. To the front there is a front garden area with raised planter bed.

LOCATION: The property is situated on the popular Stockmoor Development on the outskirts of the market town of Bridgwater and enjoying convenient access to the M5 motorway junction 24. Within the development there is a shop for day to day needs and a 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 1.5 miles away offering a full range of amenities including retail, leisure and educational facilities. There is a regular bus service to both Bridgwater and Taunton. Main line links is available via Bridgwater Railway 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: 1000Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

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 April 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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