

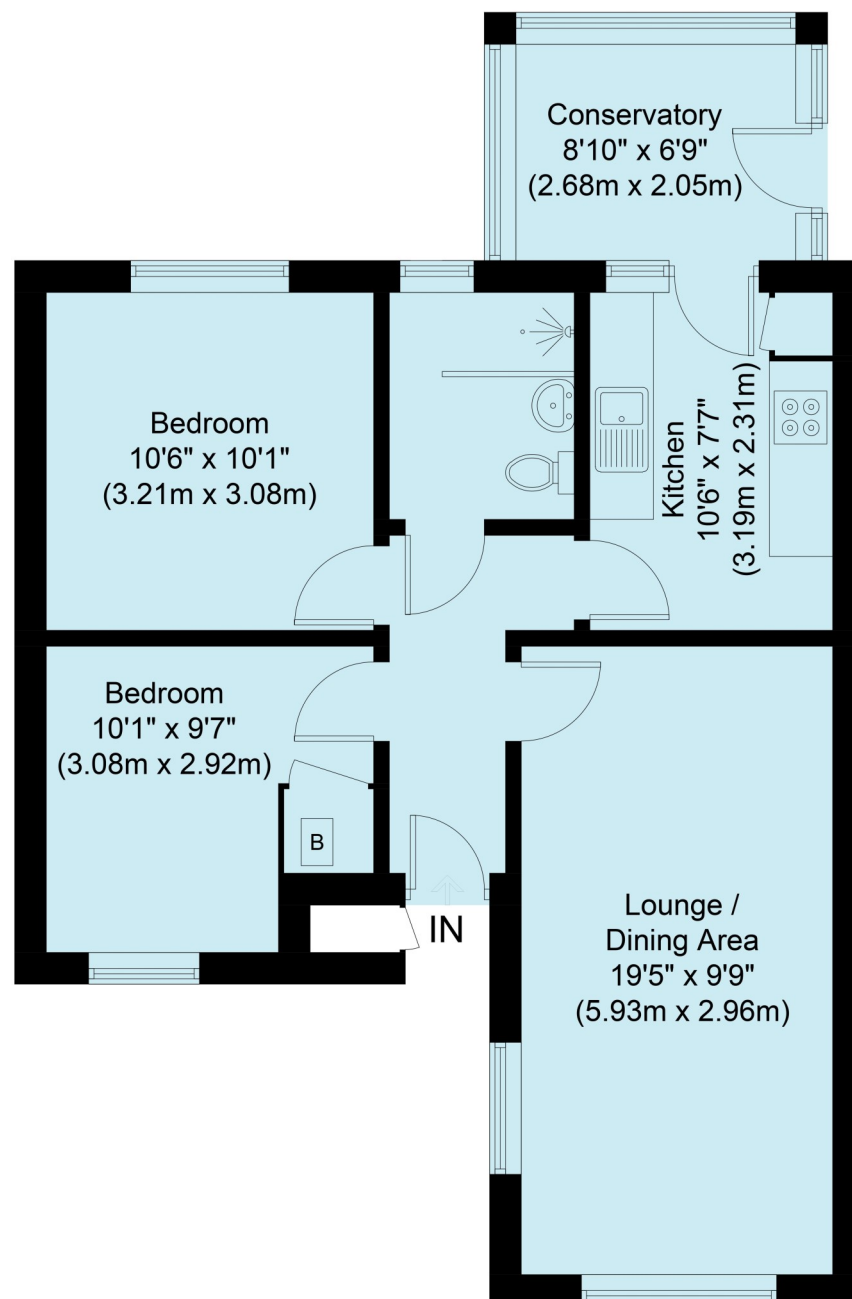


**Willow Court**  
 Bridgwater, TA6  
 £207,500 Freehold

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<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan



For illustrative purposes only. Not to scale. ID1068120  
 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

This improved well presented two bedroom bungalow is offered to the market with gas central heating, has off-road parking and is available for 55s and over for independent living.

- On development for 55s and over
- Two bedroom bungalow
- Over 19' lounge/dining room
- Conservatory overlooks rear garden
- Shower room
- Gas fired central heating
- Low maintenance rear garden

## THE PROPERTY:

There is a storm canopy with an outside store and a door leading through to the entrance hall where there is a lounge/dining room over 19' in length with fireplace and front aspect window. The property has a separate kitchen with high and low level units, recesses for domestic appliances and rear aspect door leading to the double glazed conservatory which has a solid roof and a door to the enclosed gardens.

From the entrance hall is access to two bedrooms - with a boiler situated in a cupboard to bedroom two, powering the domestic hot water and the central heating system. There is also a shower room with shower cubicle, WC, wash hand basin and a double glazed obscure window.

Outside - To the front is a garden area with off-road parking for one car and gated access to the rear garden which is laid to lawn and is enclosed by walling and fencing.

**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.



## GENERAL REMARKS AND STIPULATION

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

There is a service charge of approximately £236.00 per calendar month which includes buildings' insurance.

**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:** 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 are 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 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.

**Tel: 01278 425195**

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