



**Loxleigh Avenue**  
 Bridgwater, TA6  
 £190,000 Freehold

 **3**
 **2**
 **1**

**TBC**  
**EPC**

**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.  
 Made with Metropix ©2024



# Description

An older style well proportioned three bedroom house requiring improvement and refurbishment. The property benefits from two/three reception areas as well as rear vehicular access with a garage.

There are three generous bedrooms on the first floor.

The house is offered with no onward chain.

- Older style three bedroom house
- Living room with bay window
- Dining room
- 19' kitchen/breakfast room
- Conservatory/utility room
- Bathroom
- Front and rear gardens
- Over 21' timber garage at rear
- No onward chain

## THE PROPERTY:

There is an entrance vestibule which opens into the hall where stairs rise to the first floor with a cupboard under. To the right is a living room with a square front aspect bay window and a tiled open fireplace. The separate dining room has a window to the rear and a breakfast room with a further window and Parkray style heater. At the rear is a kitchen with a lobby off and a bathroom – with four-piece suite comprising a bath, shower cubicle, WC and basin. Alongside the house is a conservatory/utility room.

On the first floor are three double bedrooms – the principal bedroom is far larger than average.

Outside – At the front is a small garden area which provides screening from the pavement and at the rear a garden consists of lawn and a timber garage approached via a rear lane.

LOCATION: situated on the popular eastern side of the town close to local shops and amenities for day to day needs. Bridgwater is approximately 1.5 miles from the town centre which offers an excellent range of facilities including retail, educational and leisure amenities along with access to junction 23 and 24 of the M5 motorway. Main line links are available via Bridgwater Railway Station and a daily coach service to London Hammersmith together with a regular bus service to Taunton, Weston-super-Mare and Burnham-on-Sea from the 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, night storage heaters.

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

**Council Tax Band:** B

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 216Mbps download and 31Mbps 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:** Very 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

34 St Mary Street, Bridgwater, TA6 3LY



rightmove

wilkie.co.uk

OnTheMarket

WM&T