



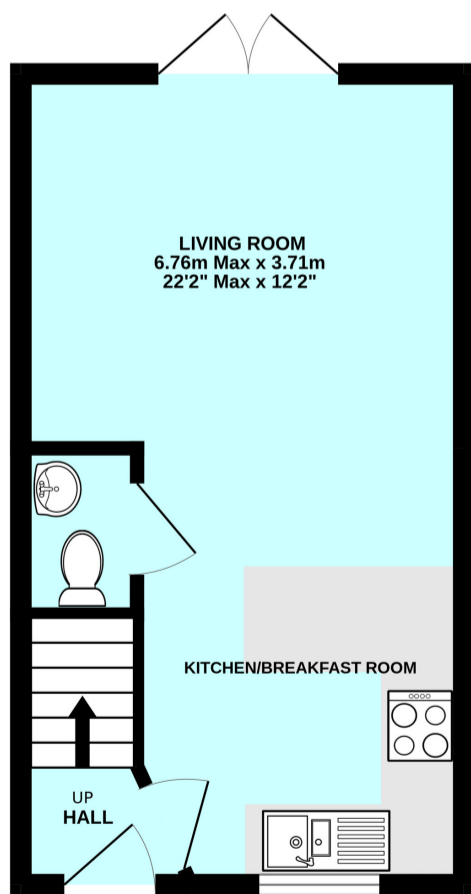
**Bulrush Path**  
 North Petherton, TA5  
 OIEO £200,000 Freehold

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

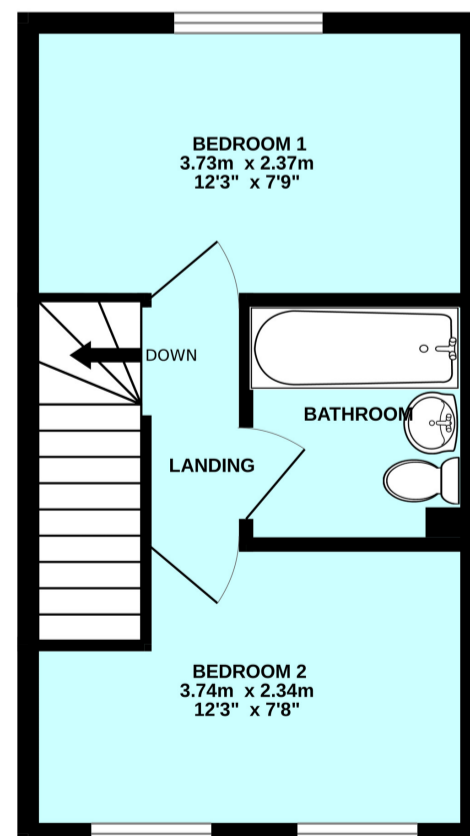
**Wilkie May & Tuckwood**

## Floor Plan

GROUND FLOOR



1ST FLOOR



# Description

This two bedroom semi-detached house benefits from a garage and off-road parking and is situated on the south side of Bridgwater.

- Modern two bedroom house
- Over 22' kitchen/dining/family room
- Two double bedrooms
- Bathroom
- Low maintenance front and rear garden
- Gas fired central heating with dual thermostat control
- Garage - Leasehold
- Off-road parking for one car

## THE PROPERTY:

The accommodation comprises a door to the entrance hall with stairs to the first floor landing. A kitchen/dining/family room is over 22' in length with a kitchen fitted with a range of high- and low-level units, an integrated oven, gas hob and an extractor hood plus integrated washing machine and fridge freezer.

There is a built-in media wall in the living area with additional storage, concealed lighting, electric fire and space for a 60" plus television with satellite cabling. High speed fibre directly to property. French doors overlook and access the rear garden.

Downstairs' cloakroom with wash hand basin and understairs' storage.

To the first floor are two double bedrooms with built-in wardrobes, complemented by a bathroom with a bath, shower, tiled surround, WC, wash hand basin and a double glazed obscure window.

Outside - To the front is a gravelled area. The rear garden is laid to decking and artificial lawn, is enclosed by fencing with outdoor power, lighting and water and has gated access leading to the garage and parking.

**LOCATION:** Situated on the popular Willstock Village with a rural feel yet close to services and facilities the town has to offer. Positioned in the parish of North Petherton which is approximately 1½ miles away with range of shops and facilities including primary school, GP and pharmacy. Bridgwater is 2 miles distance and offers a wide range of leisure, educational and retail facilities. There are main line links via Bridgwater Railway station. Regular bus services run to Taunton, Burnham-on-Sea and Weston-super-Mare plus a daily coach service to London Hammersmith from Bridgwater bus station. The M5 junction 24 is easily accessed from the development.



WM&T

## GENERAL REMARKS AND STIPULATION

**Tenure:** The house is offered for sale Freehold by private treaty. The garage is offered for sale Leasehold.

**Leasehold details:** The garage is leasehold with 999 year lease from 2019. There is a peppercorn rent on the garage.

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

**Local Authority:** Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR

**Council Tax Band:** B



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 July 2023.

**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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