



**Orion Drive**  
 Bridgwater, TA6  
 £275,000 Freehold

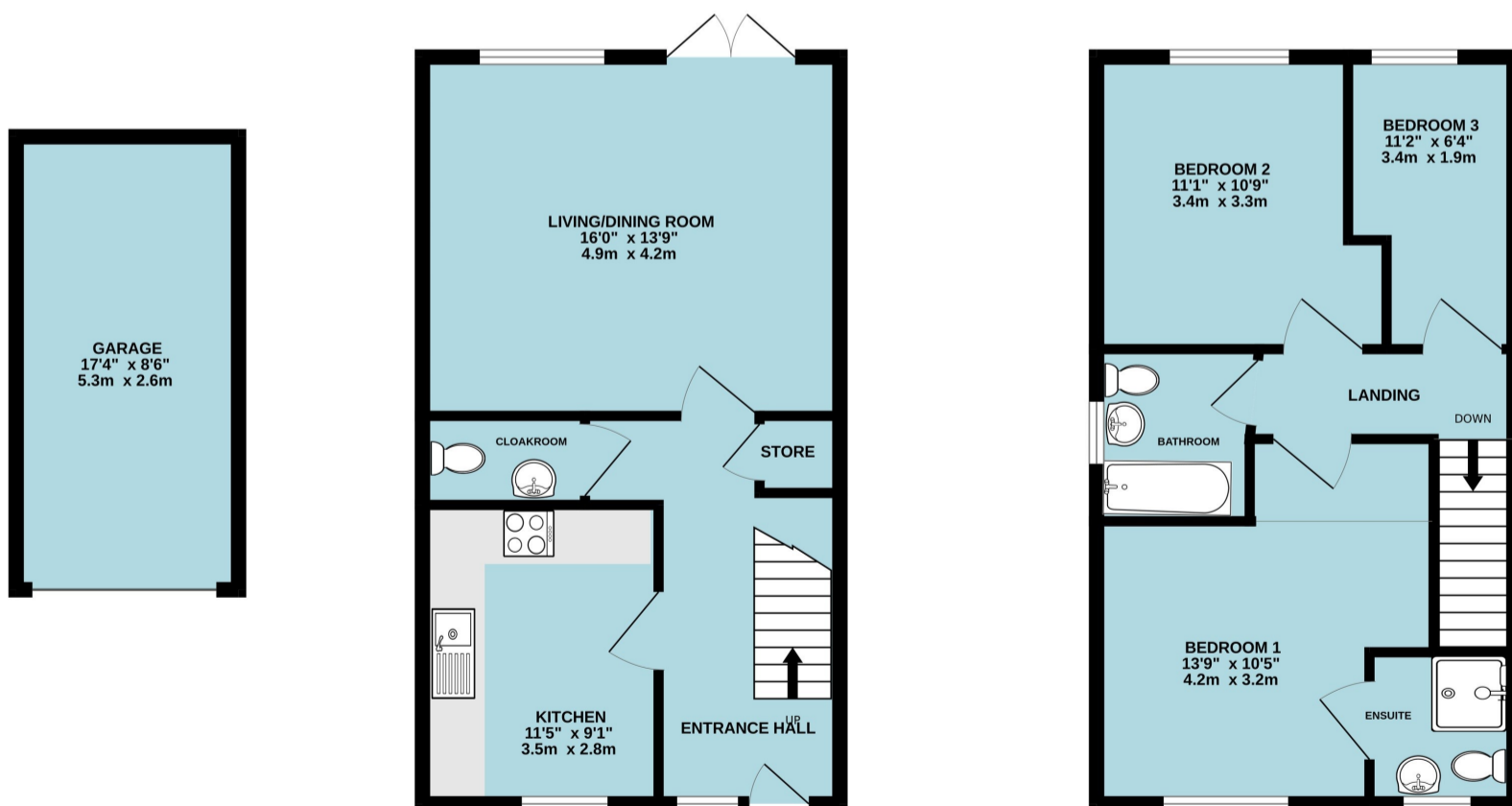
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**Wilkie May & Tuckwood**

## Floor Plan

GROUND FLOOR

1ST FLOOR



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 beautifully presented three bedroom end of terrace house with a garage, south facing gardens and energy saving solar panels with battery. The property is located in a highly sought after location on the favoured west side of Bridgwater.

- Favoured west side of Bridgwater
- Three bedroom property
- Over 16' living/dining with rear aspect
- Modern kitchen
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Two further bedrooms with bathroom
- Gas fired central heating
- Owned photovoltaic solar panels
- Garage and driveway
- Southerly aspect rear garden

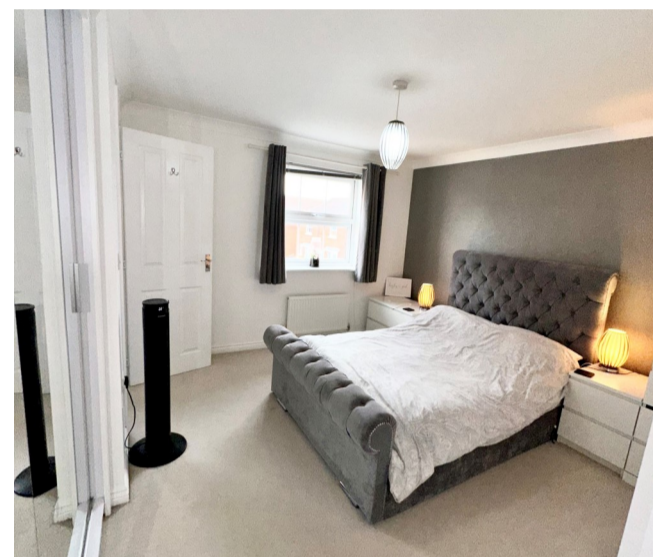
## THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor and a useful cupboard under. There is a cloakroom with WC and basin. Alongside the hallway is a kitchen with a fine range of matching base and wall cupboards together with a built-in oven, hob and hood and recesses for other appliances. The kitchen is finished with modern white units together with contrasting rolltop working surfaces. Finally at the rear is a spacious, light and airy living/dining room which overlooks the enclosed rear garden and benefits from a southerly aspect. It is finished with high quality vinyl flooring.

On the first floor is a landing with access to the roof space where you will find the photovoltaic battery and inverter. There is a principal bedroom which includes a built-in wardrobe and off this is an en-suite – which includes a shower cubicle, basin and WC. Both of the remaining bedrooms are well proportioned and are complemented by a bathroom with bath, WC and basin.

Outside – At the front is a small garden area and almost immediately adjacent a garage with a driveway. At the rear is a delightful garden with a southerly aspect which includes a patio, lawn and decking. It also benefits from pedestrian access from the front.

LOCATION: Situated on the favoured west side of Bridgwater on the cusp of the village of Wembdon, within a level walking distance of the town centre. Junior and senior schools of high repute are close by. The market town of Bridgwater offers a full range of facilities including retail, educational and leisure facilities. M5 motorway access is available via junctions 23 and 24. Main line links are available via Bridgwater Railway Station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea 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 central heating and owned photovoltaic solar panels with battery.

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

**Council Tax Band:** C

**Broadband Coverage:** We understand that there is standard and 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 are likely to be available with EE, Three, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **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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