



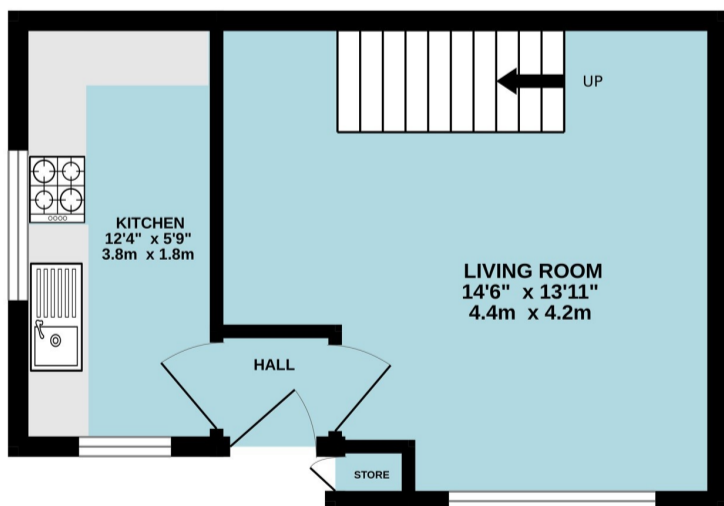
Sandpiper Close
 Bridgwater, TA6
 £155,000 Freehold

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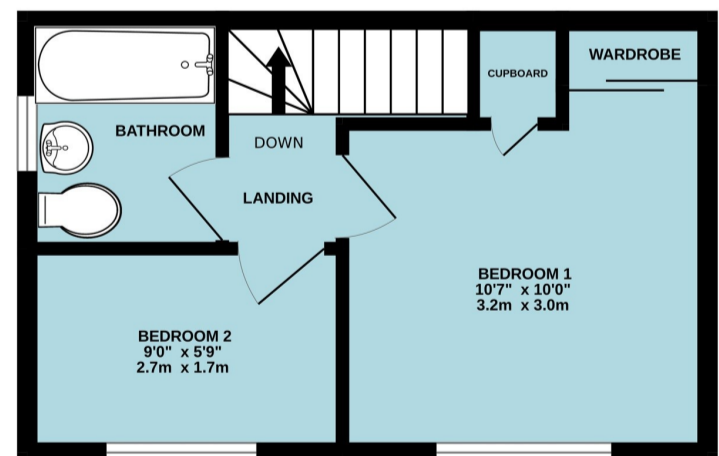
Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 modern two bedroom gas centrally heated, double glazed home with allocated off-road parking. The property is vacant and is offered with no onward chain.

- Two bedroom house
- Over 14' living room with front aspect
- Kitchen
- Principal bedroom with wardrobe
- Second bedroom
- Bathroom
- Gas fired central heating
- Off-road parking nearby
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall and to the left is a well fitted kitchen with white fronted units and contrasting worktops together with recesses for various appliances. To one corner is a gas fired boiler which provides heating and hot water. On the opposite side of the house is a generous living room with a front aspect bay window and stairs rising to the first floor landing where there is access to the roof space. There are two bedrooms one with mirror fronted double wardrobe and cupboard over the stairway bulkhead. The bedrooms are served by a bathroom which includes a white bath, an electric shower over, basin, WC and a heated towel rail.

Outside – At the front and side is a garden laid to gravel with flower beds and a shed. Situated a short distance from the house is an allocated car parking space.

LOCATION: Enjoying a somewhat tucked away position adjacent to Cranleigh Gardens. Situated within a level walk of the town's many amenities. The M5 is accessible via Junction 23 and 24 whilst the town also offers a main line railway link and daily coach service to London.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.
Construction: traditional construction.

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

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

Council Tax Band: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps 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: Low risk **Surface water:** Medium 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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