

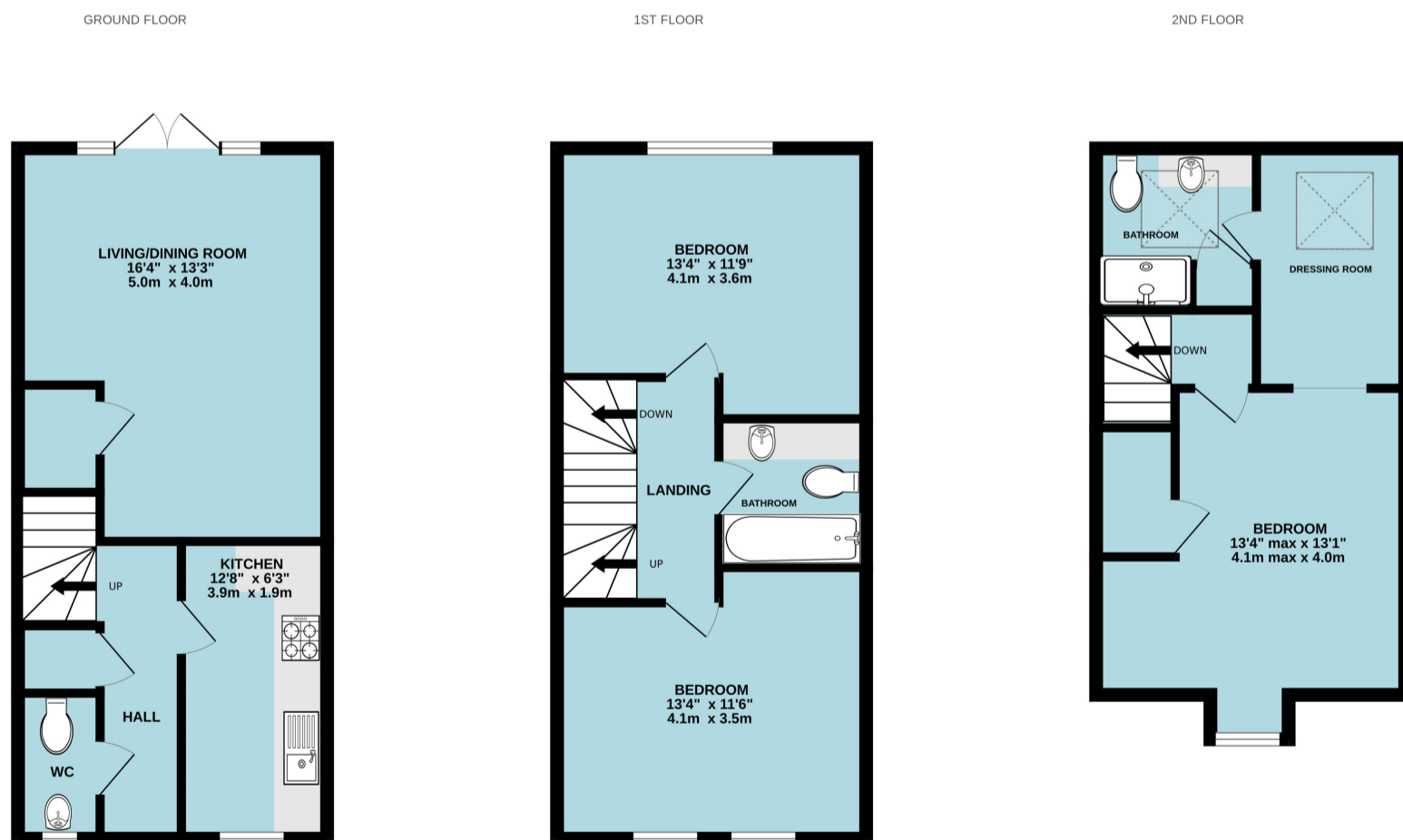


**Griffen Close**  
 Bridgwater, TA6  
 £235,000 Freehold

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**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.  
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# Description

This well presented three double bedroomed end of terrace and benefits from a car port offering off-road parking for two cars. The property is situated close to the Northern Distributor Road on the west side of Bridgwater.

- West side of Bridgwater
- Three double bedroom house
- Living/dining room over 16'
- First floor: two bedrooms and bathroom
- Second floor: bedroom and en-suite
- Dressing area to bedroom
- Gas fired central heating
- Leasehold car port for two cars
- No onward chain

## THE PROPERTY:

The property is a well presented three double bedroom end of terrace house benefitting from a carport providing off-road parking for two cars. The house is served by gas fired central heating.

The accommodation comprises a door to the entrance porch with a cloakroom with a WC, vanity basin and a double glazed window. The kitchen enjoys a front aspect window and is fitted with a modern range of white fronted units with an integrated dishwasher, oven, hob with extractor hood and to the rear is a living/dining room with oak effect flooring with French doors overlooking and accessing the garden.

To the first floor are two double bedrooms and a family bathroom with bath, vanity basin and WC.

There are stairs to the second floor landing where there is the main principal bedroom with integrated storage cupboards. There is also a walk-in dressing room with wardrobes and an en-suite shower room with a double shower, vanity basin and WC.

Outside – To the rear of the house is an enclosed garden which is laid to paving along with a gravelled area and is enclosed by fencing and walling. Just a short walk away is a car port providing parking for two cars.

LOCATION: Situated the popular Northern Distributor Road and overlooks an open green to the front with views to Wembdon church in the distance. There are junior and senior schools of high repute in close proximity to the property. Bridgwater offers a wide range of facilities including retail, educational and leisure facilities. Convenient access to the M5 motorway is available via Junction 23. There are main line railway links at Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea and a daily coach service to London Hammersmith from Bridgwater Bus station.



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## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty. The car port is leasehold with a lease of 999 years from 2006 with a peppercorn rent.

**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 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:** 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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