

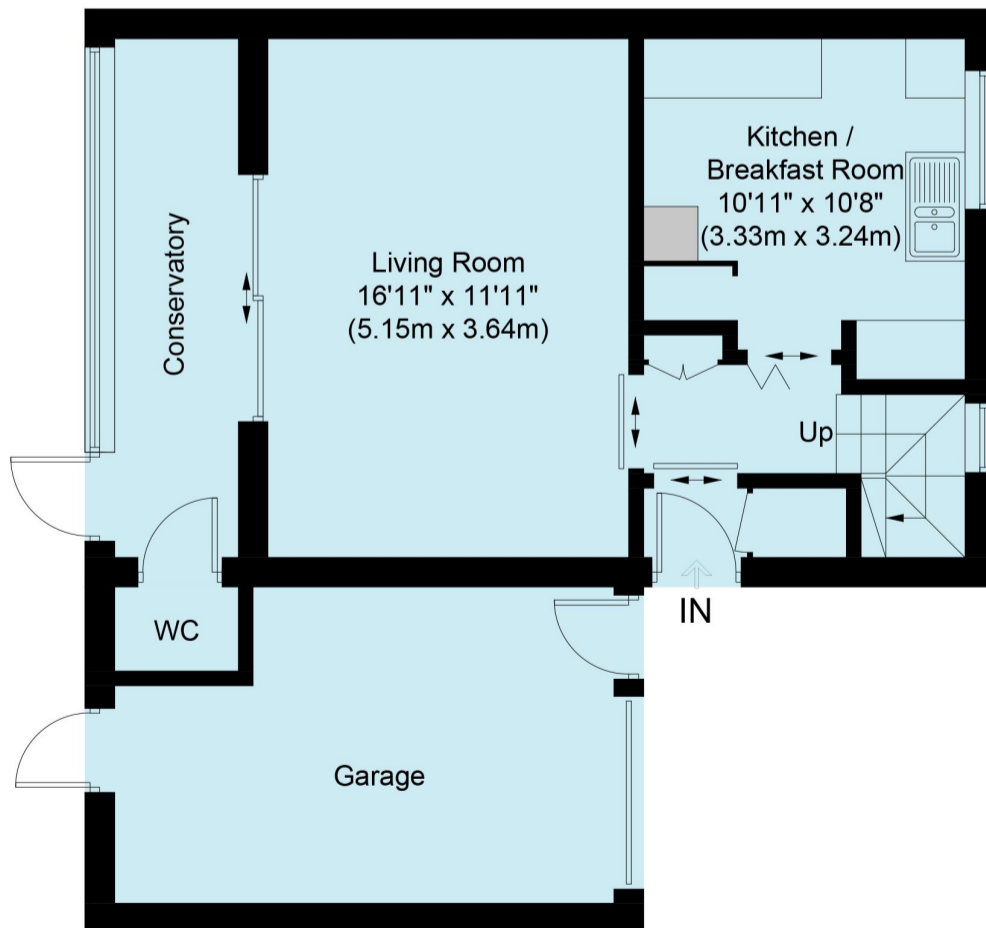


Moorland Road
 Bridgwater, TA6
 £225,000 Freehold

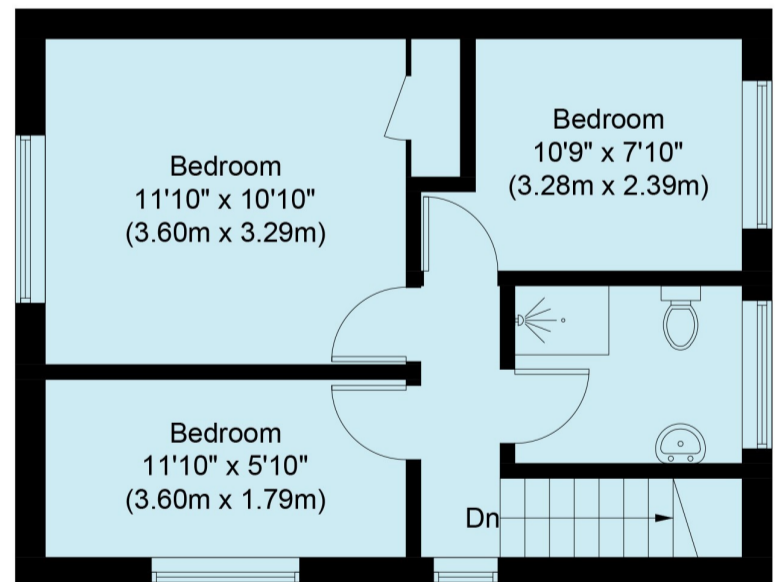
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Wilkie May & Tuckwood

Floor Plan



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1088371
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

A larger than average three bedroom semi-detached house with a driveway and a garage along with a generous size level south facing garden at the rear. The property is offered with no onward chain and is in need of some modernisation but has uPVC double glazing.

- Three bedroom semi-detached house
- Over 16' living room
- Kitchen
- Downstairs' WC
- Very good size bedrooms
- Shower room
- South facing rear garden
- Garage
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor with a useful cupboard under. At the rear of the house is a well proportioned living room with French doors which open into a small conservatory at the rear with a useful WC off. On this floor there is also a good size kitchen/breakfast room which now requires modernisation.

On the first floor all three bedrooms are of a very good size and are complemented by a shower room.

Outside – The dwelling is approached via a driveway which in turns leads to the garage via the car port. At the front is a low maintenance garden, whilst at the rear is an extensive area laid to patio and lawn with mature trees and shrubs. The garden benefits from a sunny southerly aspect.

LOCATION: The property is situated on the east side of Bridgwater, within level walking distance of shops for day to day needs. Bridgwater town centre approximately 1.5 miles away. The town offers a full range of amenities including educational, retail and leisure facilities. The M5 junction 23 is nearby allowing access to the M5 without passing through the town, together with main links via Bridgwater Railway Station.



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.

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

Council Tax Band: B

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: Limited voice and data available with Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk **Surface water:** 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 \(somerset.gov.uk\)](#)

WM&T



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 May 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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