



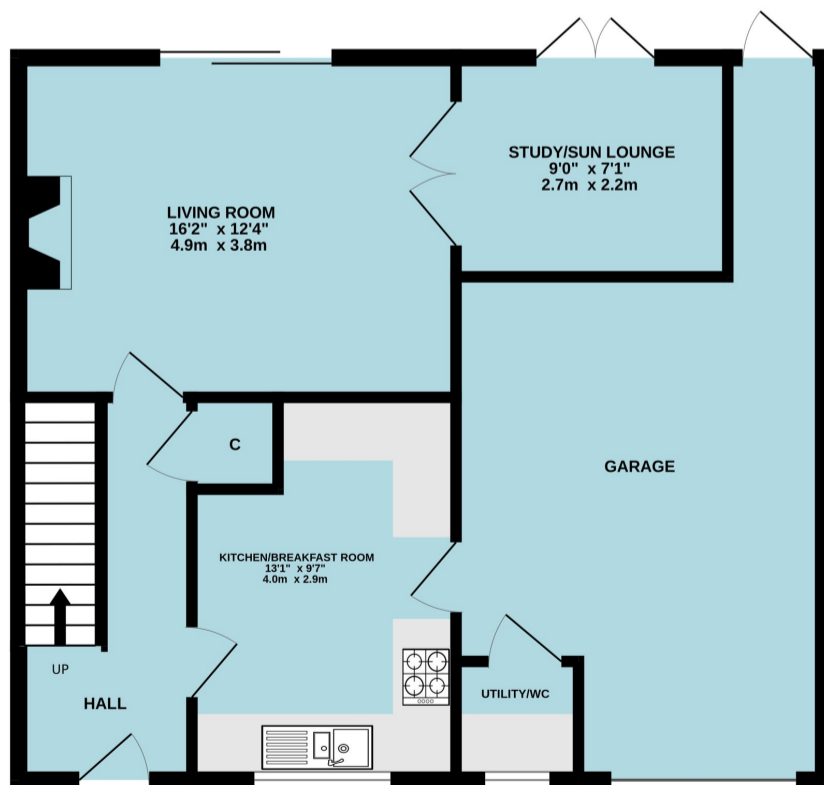
Holford Road
 Bridgwater, TA6
 £305,000 Freehold

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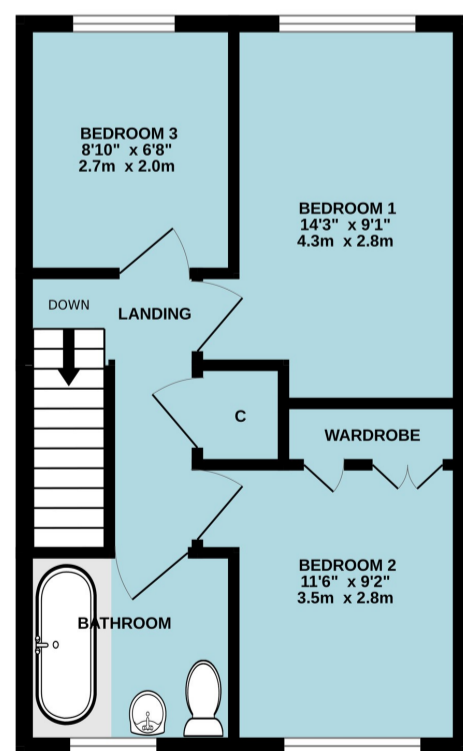
Wilkie May & Tuckwood

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

An extremely well presented extended three bedroom semi-detached home located in a highly sought after residential area on the west side of Bridgwater. The property has a study/sun lounge extension at the rear as well as having a partially converted attic room which could provide further accommodation subject to the necessary planning approvals. The house is double glazed and gas centrally heated and also enjoys a good size garage and a downstairs' WC.

The property is offered with no onward chain.

- Favoured west side of Bridgwater
- Well presented three bedroom house
- Kitchen/breakfast room
- Living room overlooks rear garden
- Study/sun lounge
- Utility/WC
- Three bedrooms
- Bathroom
- Garage and off-road parking
- Rear garden
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor. The kitchen/breakfast room is at the front of the house and includes a Shaker style cashmere coloured kitchen including base and wall cupboards with contrasting rolltop working surfaces. There is a built-in oven, hob and hood and space for a table and chairs. At the rear is a large living room with wood flooring and patio doors which open onto and overlook the sunny rear garden. Finally on this floor is a study/sun lounge which again overlooks the rear garden and can be accessed via French doors.

On the first floor are three well proportioned bedrooms complemented by a well fitted bathroom with bath, shower over, WC and basin.

Outside – The property is approached via a brick paved driveway which provides additional off-road parking and leads to a larger than average garage. At the rear is a good sized enclosed garden with a very sunny aspect and includes a patio and lawned garden.

LOCATION: Situated on the favoured west side of Bridgwater with local shops within walking distance for day to day needs and junior and senior schools of high repute. The town centre approximately 1.5 miles away and offers a full range of amenities including retail, leisure and educational facilities. Rural pursuits can be enjoyed in the neighbouring Quantock Hills including sailing and fishing at Durlough Reservoir and Hawkridge Reservoir. Enmore Park 18-hole Golf Course is approximately 3.5 miles away. From Bridgwater Bus station there are regular bus links to Taunton, Burnham-on-Sea and Weston-super-Mare plus a daily coach service to London Hammersmith. There are main line links via Bridgwater Railway station and the M5 motorway is easily accessed via junctions 23 and 24.



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: D

Broadband Coverage: We understand that there is standard and ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 100Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice likely and data limited with O2 and Vodafone. Limited voice and data with EE and Three.

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 June 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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