

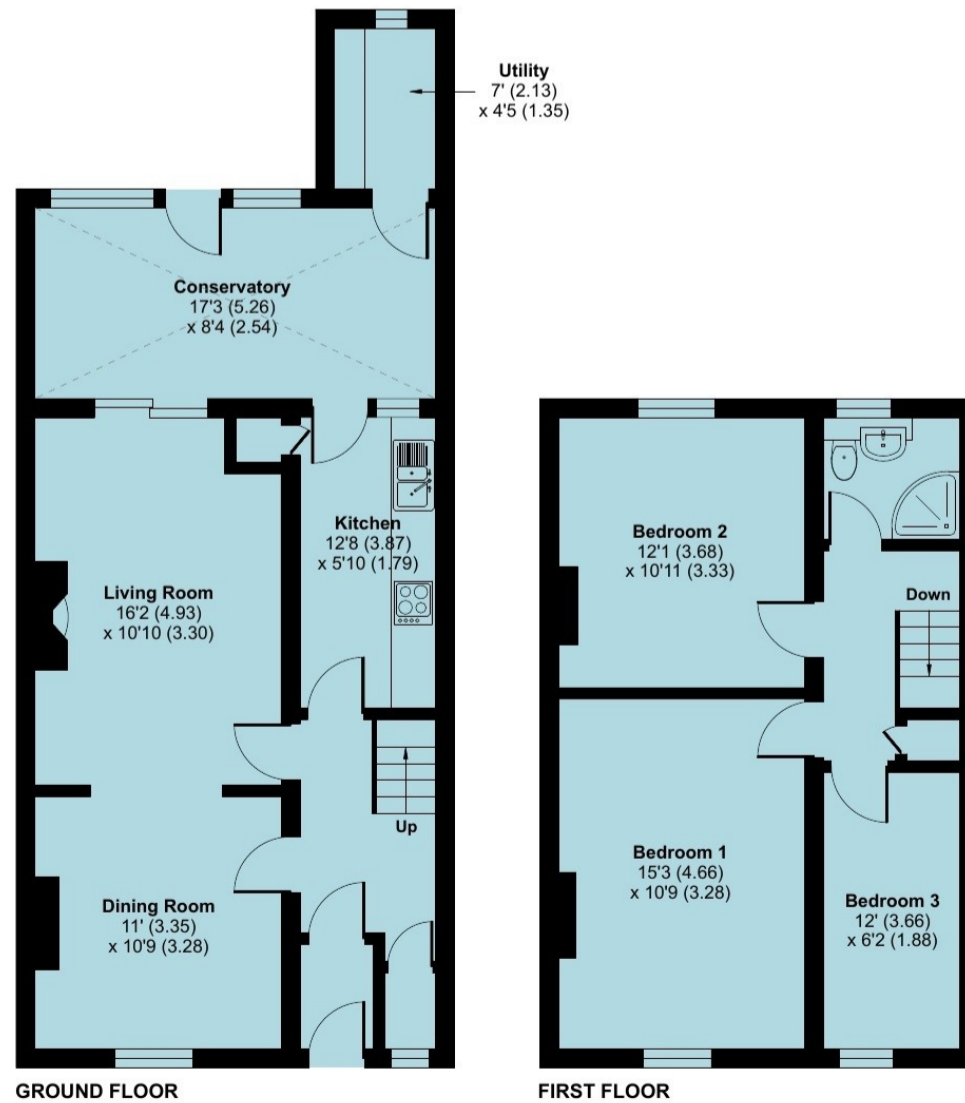


**Kendale Road**  
 Bridgwater, TA6  
 £225,000 Freehold

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<b>3</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan



# Description

A well presented and larger than average three bedroom house offered with no onward chain. The property is gas centrally heated and double glazed throughout, has the addition of a conservatory at the rear which overlooks the garden and the further advantage of a large back garden with hardstanding at the rear boundary for cars or the erection of a garage subject to any necessary planning approval.

- Larger than average three bedroom home
- Dining room with front aspect
- Over 16' living room
- Conservatory over 17' at rear
- Kitchen and separate utility room
- Three bedrooms and shower room
- Front garden
- Large rear garden
- Hardstanding for cars/garage potential

## THE PROPERTY:

The accommodation comprises an entrance vestibule which in turn opens into the hall where stairs rise to the first floor with a useful downstairs' cupboard. At the front is a very pleasant light and airy dining room and behind this a living room with a coal effect gas fire and an attractive surround. The kitchen is well fitted with a range of cream fronted base and wall cupboards and contrasting rolltop working surfaces with recesses for various appliances. Finally on this floor is a large conservatory with a perspex roof which overlooks the rear garden.

On the first floor are three well proportioned bedrooms complemented by a shower room with a cubicle, electric shower, WC and basin.

Outside - At the front is a small garden area which provides screening from the pavement whilst at the rear is a very pleasant garden laid to patio with a grassed area beyond bisected by a path which leads to the car parking area which is accessed by a lane.

**LOCATION:** The property is situated on the favoured west side of Bridgwater with junior and senior schools of high repute close to hand. Bridgwater town centre is a level walk away offering a full range of facilities including retail, educational and leisure amenities. 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. Main line links are available from 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, 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 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

**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 July 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.

**Tel: 01278 425195**

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