

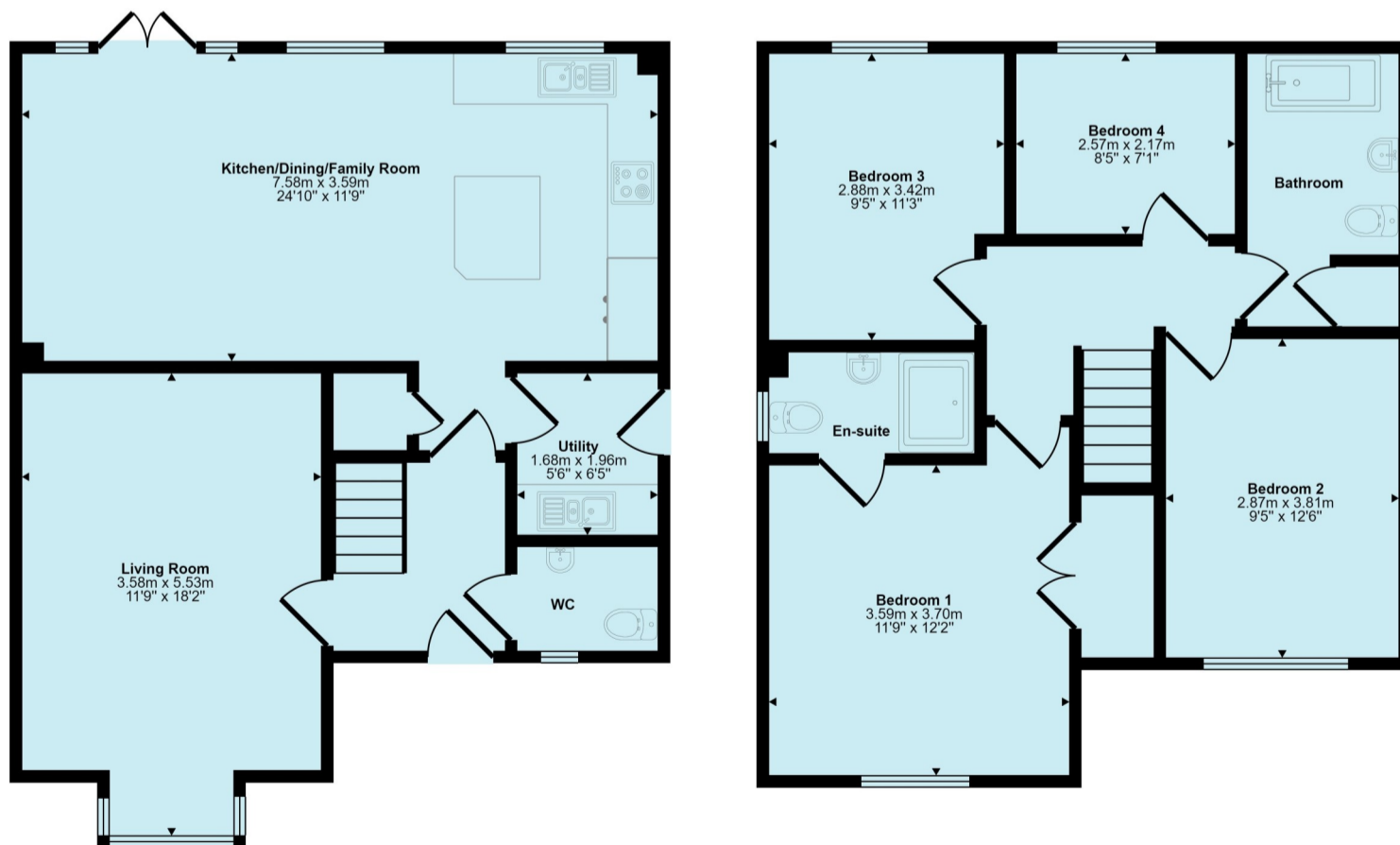


**Acretree Close**  
 Bridgwater, TA6  
 £389,950 Freehold

			<b>B</b> EPC
4	2	2	

**Wilkie May & Tuckwood**

## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Description

This traditionally built four bedroom detached family home has a beautiful kitchen/dining/family room with French doors opening to the south westerly facing gardens. The house benefits from off-road parking for two cars with a garage and potential to create further parking if required.

- Four bedroom detached home
- Over 24' kitchen/family/dining room
- Living room over 18'
- Utility room
- Downstairs' WC
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- South westerly facing garden
- Garage
- Off-road parking for two cars
- No onward chain

## THE PROPERTY:

The property is a well presented detached family home situated in a particularly good location with off-road parking for many cars and views overlooking St. Matthew's field to the front.

The accommodation comprises a door to the entrance hall with stairs to the first floor landing, along with a cloakroom - which has a WC, wash hand basin and a window. Off the entrance hall is a utility room with plumbing for a washing machine, sink and a double glazed side door. The living room has a front aspect window overlooking a small cul-de-sac area and to the rear of the house is a kitchen/dining/family room over 24' in length. The kitchen is fitted with a beautiful range of high and low level units with granite work surfaces, built-in double oven and a gas hob, an integrated fridge/freezer and dishwasher, along with a central island area, space for a dining room table and chairs and soft furnishings together with French doors.

To the first floor are four well proportioned bedrooms with an en-suite shower room to the principal bedroom together with built-in wardrobes. The en-suite shower room has a shower cubicle, WC, wash hand basin and a heated towel rail. There is a family bathroom with bath, tiled surround, heated towel rail, WC, basin and also a cupboard housing the boiler which powers the central heating and the domestic hot water.

Outside - To the front is off-road parking and an additional garden area which could be used to create further parking if required. The house benefits from a walled side garden and the rear garden has been landscaped with a decking area, paved patio and is laid predominantly to lawn with a rear personal door to the garage and side gated access. The garden is south westerly facing and is particularly private.

LOCATION: Situated on the edge of the favoured west side of Bridgwater, within the parish of Durleigh development with local shops within walking distance for day to day needs. 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 Durleigh 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.



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## 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:** E

**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 available with EE and Three. Voice likely and data limited with Vodafone. Voice and data limited with 02.

**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.

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