

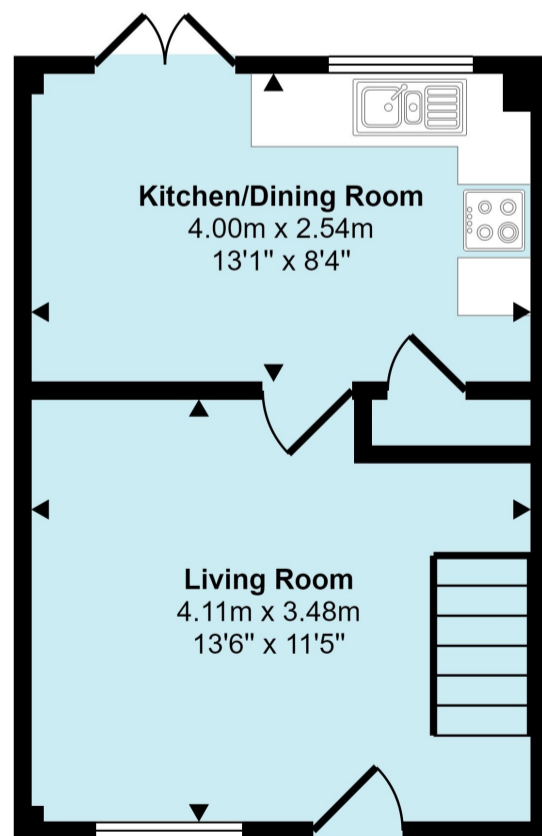


Oakgrove Way
 Bridgwater, TA6
 £205,000 Freehold

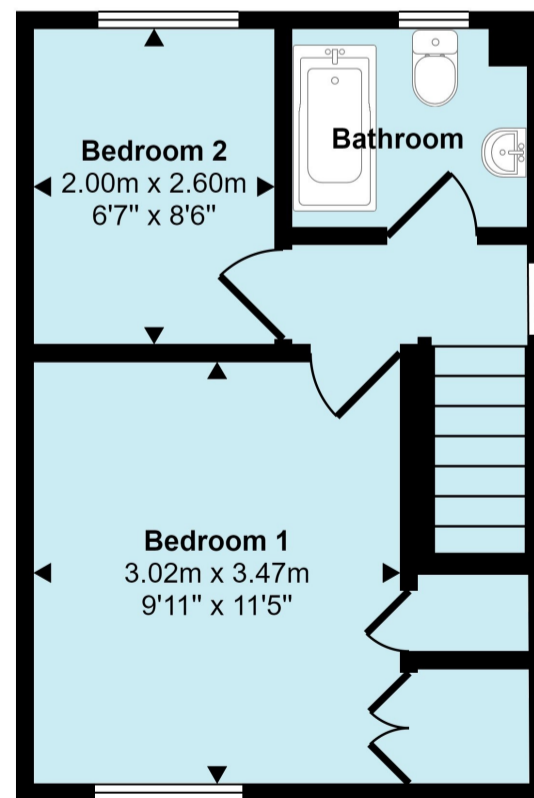
			C
2	1	1	EPC

Wilkie May & Tuckwood

Floor Plan



Ground Floor



First Floor

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 two bedroom semi-detached house benefits from a garage and off-road parking. It is served by gas fired central heating. The property has a popular kitchen/dining room layout.

- Popular Bower Manor development
- Semi-detached house
- Living room with front aspect
- Kitchen/dining room
- Two bedrooms
- Bathroom
- Rear garden
- Garage
- Off-road parking

THE PROPERTY:

The property is a two bedroom semi-detached house served by gas fired central heating, benefitting from off-road parking, a garage and an enclosed garden.

The accommodation comprises a door leading through to the entrance area with living room, an understairs' storage recess and stairs to the first floor landing. There is a kitchen/dining room with a range of high and low level units, recesses for domestic appliances including plumbing for a washing machine. Upstairs there are two bedrooms with a wardrobe and cupboard to the principal bedroom housing the gas boiler powering the domestic hot water and the central heating system. The bedrooms are complemented by a bathroom consisting of a bath, tiled surround, WC, wash hand basin, a heated towel rail and a double glazed window.

Outside – To the front is a garden laid to lawn and to the rear the garden is also laid to lawn, is enclosed by walling and fencing with a side gate leading to parking and a garage.

LOCATION: Oakgrove Way is a favoured cul-de-sac in the well-established and most popular Bower Manor development with local shops close to hand for day to day needs. Offering convenient access to junction 23 of the M5 motorway without passing through the town and having a regular bus to the centre. Bridgwater College and hospital are located within walking distance whilst the centre of the town is just 1.5 miles distance.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Brick cavity.

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 likely and data limited with O2 and Vodafone. Voice only limited with EE.

Flood Risk: Rivers and sea: Low risk **Surface water:** Low risk **Reservoirs:** Likely **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 October 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

34 St Mary Street, Bridgwater, TA6 3LY