

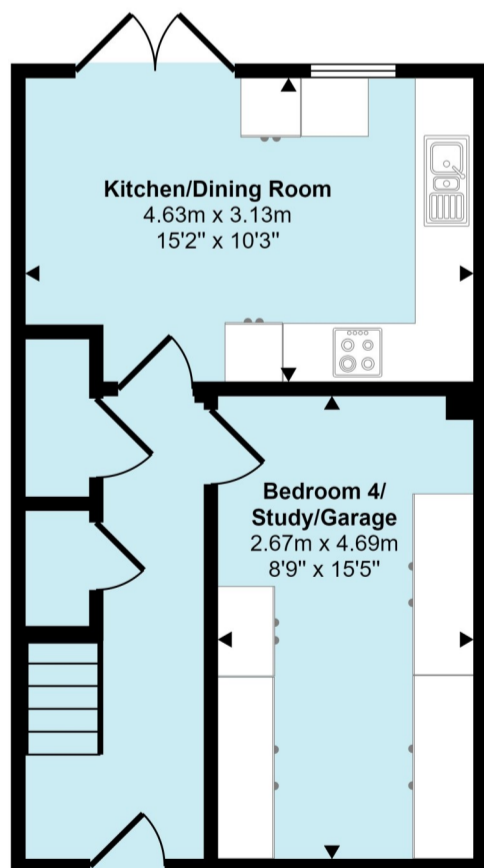


**Sorrel Drive**  
 Bridgwater, TA5  
 £265,000 Freehold

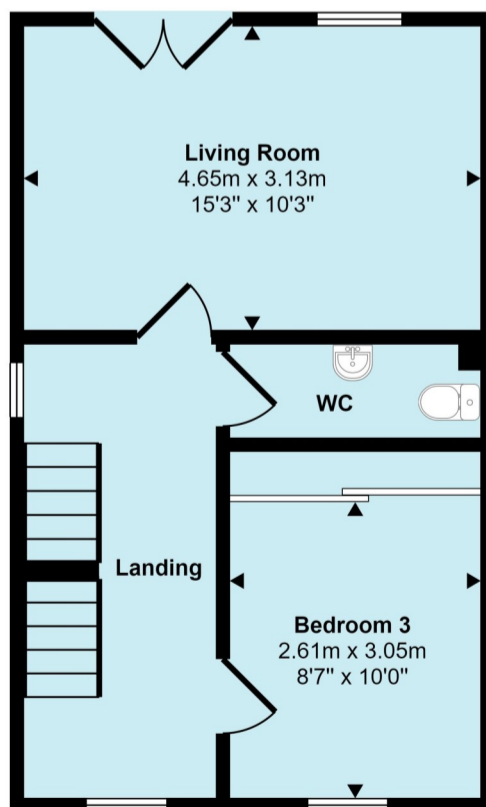
			
<b>3</b>	<b>1</b>	<b>2</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

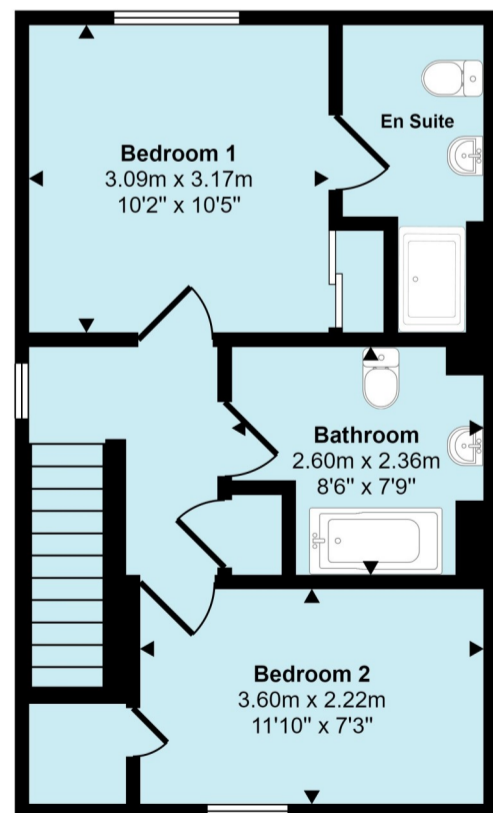
## Floor Plan



Ground Floor



First Floor



Second 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

A particularly spacious well presented three/four bedroom semi-detached house located on the prized Wilstock development. The property has a partially converted garage which provides additional living or bedroom accommodation but could revert to a garage again if required. There is a well fitted kitchen along with an en-suite to the principal bedroom.

- Three/four bedroom three storey house
- Popular Wilstock development
- Kitchen/dining room with rear aspect
- Study/bedroom over 15'
- Over 15' living room on first floor
- Principal bedroom with en-suite
- Front and rear gardens
- Off-road parking

## THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor and to the right is the fourth bedroom/study/garage. At the rear is a well fitted kitchen/dining room. The kitchen area is finished with dark wood fronted units and contrasting worktops along with recesses for various appliances. On the opposite side of the room is a dining area with space for a family table and chairs and French doors which open onto and overlook the rear garden.

At first floor level is a landing and a living room which is of a very generous size and is light and airy with both a window and French doors with a Juliet balcony. To the opposite side of the house is a bedroom with wardrobe and finally, on this level, a cloakroom with WC and basin.

On the top floor is a principal bedroom which is a generous size double with wardrobes and an en-suite shower room consisting of a cubicle, basin and WC. A further bedroom, again with built-in cupboard space and the principal family bathroom with bath, shower over, WC and basin

Outside – At the front is a driveway, artificial lawn and flower beds and at the rear decking, artificial lawn with flower and shrub beds.

**LOCATION:** Situated on the popular Wilstock Development on the outskirts of the market town of Bridgwater with convenient M5 junction 24 access allowing excellent access to Taunton, Bristol and Exeter. There is a shop for day to day needs in the neighbouring Stockmoor Village, together with Somerset Bridge Primary School. A bus service to Bridgwater runs from Stockmoor Village. Bridgwater offers a wide range of amenities including retail, educational and leisure facilities. Main line railway links are available via Bridgwater Railway station together with daily coach service to London Hammersmith from the bus 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:** C

**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:** Voice and data both limited with EE, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk      **Surface water:** 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 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