



**Portman Crescent**  
 Bridgwater, TA6  
 £295,000 Freehold

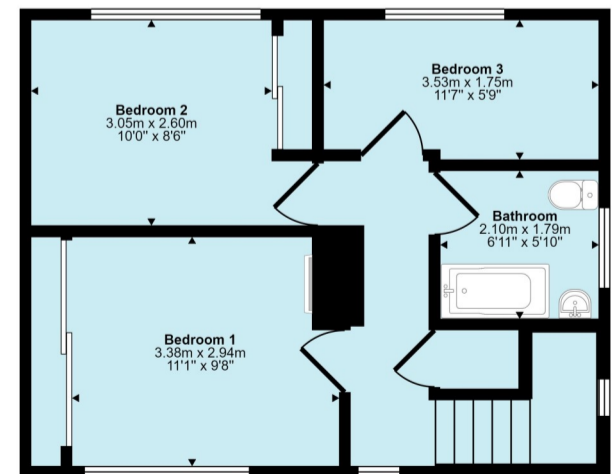
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**Wilkie May & Tuckwood**

## 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

A well presented and significantly improved three bedroom semi-detached house with driveway and a double garage alongside. The garage has been designed to provide a potential annexe area should it be required. At the rear is a generous size landscaped garden and a useful shed.

- North Petherton location
- Three bedroom semi-detached house
- Over 18' living/dining room
- Conservatory overlooks rear garden
- Kitchen with rear aspect
- Bathroom upstairs
- Double garage
- Utility room and cloakroom
- Front garden
- Landscaped rear garden
- Off-road parking

## THE PROPERTY:

The accommodation comprises an entrance hall with stairs rising to the first floor and a cupboard under. There is a well fitted kitchen with cream fronted units and contrasting worktops together with an attractive tiled floor. The room is enhanced being light and airy with side and rear aspect windows. The living room is again of a generous size with a central feature fireplace and a window to the front. Finally, on the ground floor is a conservatory which enjoys an attractive offer over the rear garden with French doors providing accessing.

On the first floor is a landing with principal bedroom including wardrobes to the entire length of one wall. The second bedroom again includes wardrobes and the third is a very good size single. The room is complemented a bathroom, which includes a P-shaped bath with an electric shower over, basin and WC.

Outside - At the front is a garden area and alongside the driveway which leads to the double garage with a utilities' area and cloakroom (with a WC, basin and a window) within. At the rear is a garden consisting of a raised patio, lawn and an inset pond, along with soft fruit bushes and a shed.



**LOCATION:** The popular town of North Petherton benefits from local shops, primary and junior schools, GP surgery, pharmacy, dentist, library, restaurants and a community centre offering a wide and varied range of activities. Regular bus services run to Bridgwater, Taunton, Weston-super-Mare and Burnham-on-Sea. Access to the M5 is available at junction 24. Main line railway links are available from Bridgwater and Taunton, together with a daily coach service to London Hammersmith from the centre of North Petherton.



WM&T

## 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:** B

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 75Mbps download and 18Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

**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 November 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