

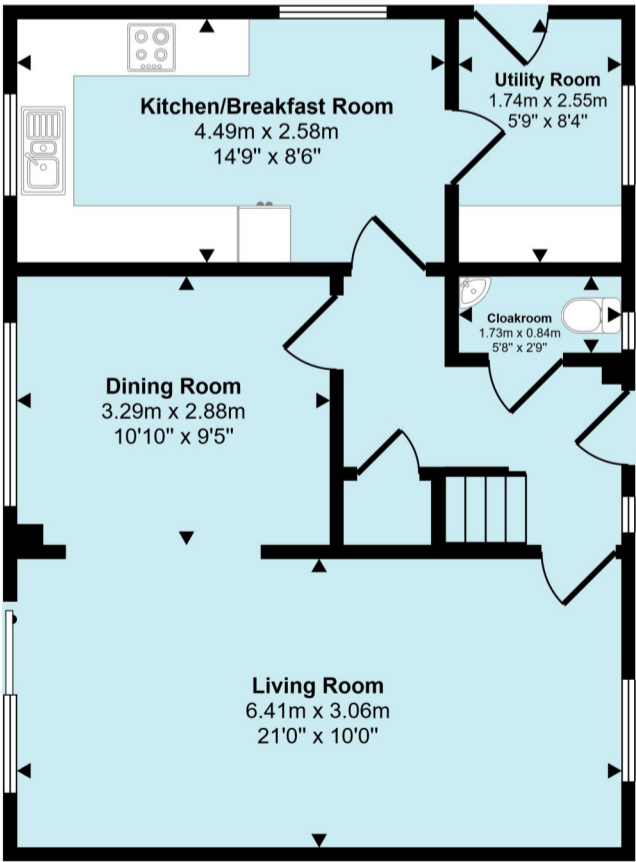


Ryland Walk
Bridgwater, TA6
£345,000 Freehold

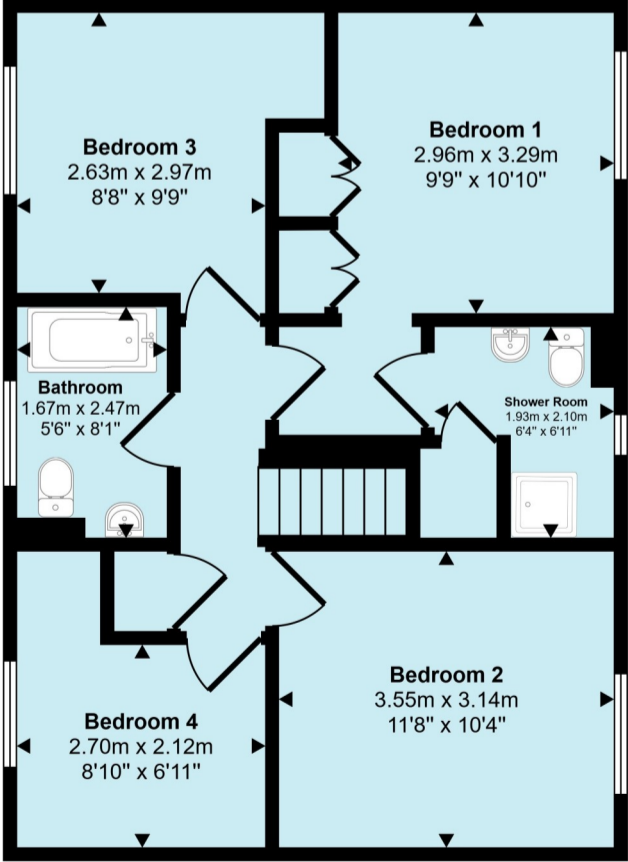
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**Wilkie May
& Tuckwood**

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 detached four bedroom family home situated in arguably Stockmoor's most desirable location fronting directly onto the edge of Stockmoor country park with views over it and across to the Quantock Hills in the distance. The property also benefits from a level wraparound garden and there is a driveway and garage alongside.

- Detached four bedroom house
- Desirable location with views
- Dual aspect living room
- Separate dining room
- Kitchen/breakfast room
- Utility room and downstairs' cloakroom
- Principal bedroom and en-suite
- Three further bedrooms
- Bathroom
- Wraparound gardens
- Garage and off-road parking

THE PROPERTY:

The house which is fully double glazed and gas centrally heated comprising an entrance hall where stairs rise to the first floor with a cupboard under. Adjacent is a cloakroom with a WC and a basin. To the left is a large dual aspect living room with window to the front and a patio door which overlooks and opens directly onto the rear garden. Alongside is a separate dining area, again with a window to the rear. Next to the dining room is a kitchen/breakfast room with a range of mid coloured natural wood effect fronted units, including base and wall cupboards with a built-in oven, hob and hood. Finally, on the ground floor is a utility room with base and wall cupboards and a window to the front.

From the stairs is a first floor landing with an airing cupboard and access to the roof space. The principal bedroom includes two double wardrobes and has superb views over the country park towards the Quantock Hills. There is an en-suite shower room with a cubicle having a mains' fed shower, basin and WC. The three remaining bedrooms are all doubles – one again which again benefits from far reaching views – and these are complemented by a family bathroom with bath, mains' fed shower over, basin and WC.

Outside – There are level wraparound gardens, comprising lawn, patio and decking together with a large shed at the rear boundary with power. To one side of the dwelling is a driveway which provides off-road parking for several vehicles and leads to the garage which again benefits from power.

LOCATION: The property is situated on the popular Stockmoor Development on the outskirts of the market town of Bridgwater and enjoying convenient access to the M5 motorway junction 24. Within the development there is a shop for day to day needs and a junior school. North Petherton is approximately 1 mile away and offers an extensive range of services and amenities including GP surgery, dentist, library, shops for day to day needs, primary and junior school. Bridgwater is approximately 1.5 miles away offering a full range of amenities including retail, leisure and educational facilities. There is a regular bus service to both Bridgwater and Taunton. Main line links is available via 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: D

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 likely and data limited with Vodafone. Voice and data both limited with EE, Three and O2.

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 December 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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