



**Park Avenue**  
Bridgwater, TA6  
£474,950 Freehold

			<b>E</b> EPC
<b>4</b>	<b>3</b>	<b>1</b>	

**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 beautifully presented, extended and improved four double bedroom semi-detached 1930s house with attention to detail throughout and benefits from off-road parking and a garage.

- Sought after Durleigh location
- Beautifully presented throughout
- Four bedroom 1930s semi-detached house
- Superb kitchen
- Living room with front aspect bay window
- Sitting room
- Dining room with conservatory off
- Cloakroom downstairs
- Two utility areas
- Principal bedroom with bay window
- Three further bedrooms
- Well presented bathroom
- South facing rear garden
- Garage and off-road parking
- Summerhouse

## THE PROPERTY:

The property comprises a door to the entrance porch which has a quarry tiled flooring, a further glazed door - with surrounding stained glass windows - leads into the hall with stairs to the first floor landing and an understairs' storage cupboard. The living room has a bay window and a fireplace. There is a separate sitting room with an arch to the dining room which has a side window which opens to a superb double glazed conservatory with a polycarbonate pitched roof and French doors accessing the garden and a further double glazed side door. The property has a beautifully presented bespoke kitchen fitted with a range of high and low level units, an electric range oven, an extractor hood, an integrated dishwasher, a breakfast bar area, spotlighting and a door to the utility room which houses the gas boiler and additional storage cupboards. The cloakroom has a WC, wash hand basin and a double glazed window. The house enjoys an additional utility area with further storage cupboards, a vaulted roof and a double glazed door to the rear garden.

To the first floor are four double bedrooms with wardrobes to bedroom two. The principal bedroom has a bay window. The very well presented family bathroom has a rolltop bath,

separate double shower cubicle, a vanity basin, WC and a double glazed window.

Outside - To the front is off-road parking for many vehicles with side access to the private, fully enclosed, south facing rear garden which has a paved patio, garden laid to lawn and a summerhouse.

LOCATION: Situated in one of the mature areas of Durleigh within easy walking distance of renowned primary and secondary schools. There is also a well-stocked convenience store within just a few minutes. Bridgwater's bustling centre is a mile or so 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.



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:** D

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with Three. Voice and data both limited with EE, O2 and 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 February 2025.

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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