



Cheviot Street
Bridgwater, TA6 6EY
£259,000 Freehold


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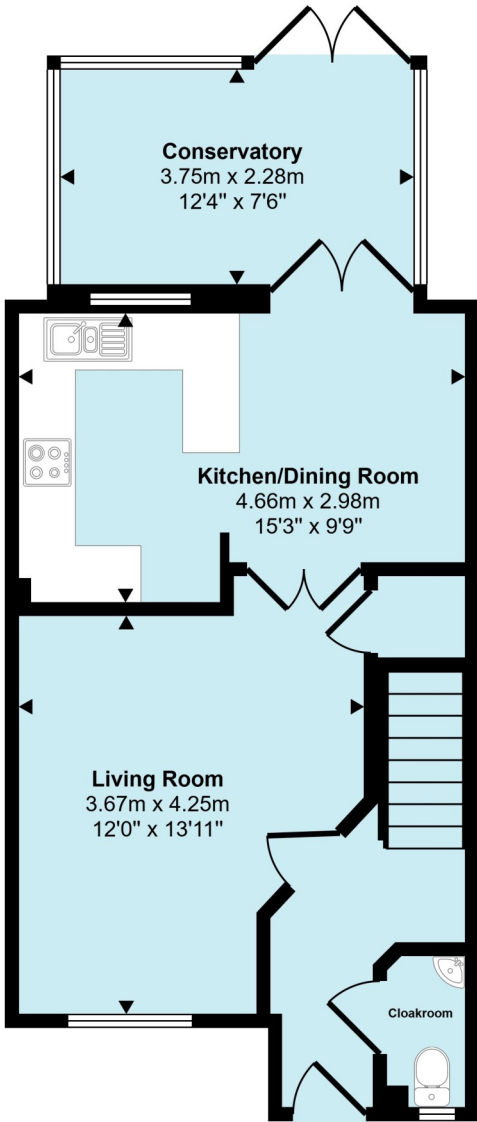

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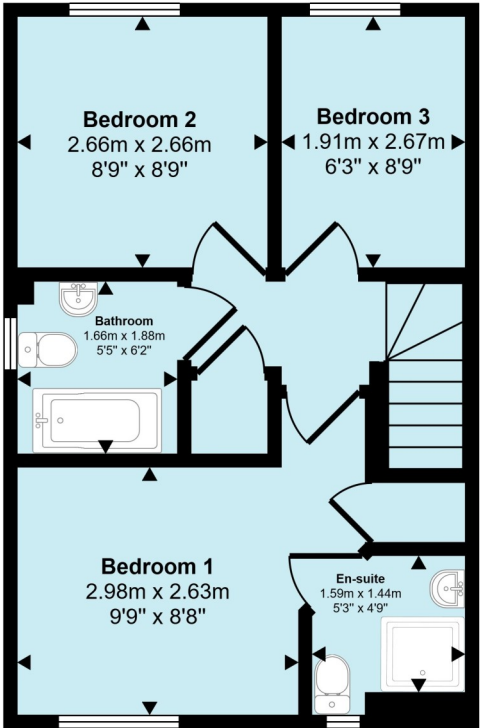
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EPC

**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

The property is an extremely well presented and extended three bedroom family home benefitting from an en-suite shower room, an extended conservatory to the rear and an extensive plot with an additional side garden, garage and parking to the rear.

- Popular Stockmoor development
- Extremely well presented throughout
- Living room with front aspect
- Over 15' kitchen/dining room
- Conservatory overlooks rear garden
- Principal bedroom with en-suite
- Two further bedrooms
- Bathroom
- Side and rear gardens
- Garage and off-road parking

THE PROPERTY:

The accommodation comprises a door to the entrance hall with stairs to the first floor landing. There is a cloakroom with WC, wash hand basin and a window. The living room has a front aspect window along with an adjoining popular kitchen/dining room layout to the rear with a range of high and low level units, integrated appliances including an oven, hob and an extractor hood and recesses for a washing machine and a dishwasher. There is access to the conservatory which is fully double glazed with a double glazed roof and ceramic tiled flooring.

To the first floor are three good size bedrooms with an en-suite shower room – with shower cubicle, WC, wash hand basin and a double glazed window – to the principal bedroom. The family bathroom has a bath, WC, wash hand basin and a double glazed window.

Outside -To the side of house is a lawn and to the rear is a paved patio with artificial lawn being fully enclosed and side access to a substantial garden area laid to lawn and enclosed by hedging. A door accesses the garage to the rear of the property and gated access to parking.



LOCATION:

The property is situated on the popular Stockmoor Development on the outskirts of the market town of Bridgwater and enjoys 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 Bridgwater, Burnham-on-Sea, Weston-super-Mare and Taunton which is approximately 9 miles away. Main line links are available via Bridgwater and Taunton Railway stations. A daily coach service to London Hammersmith runs from Bridgwater bus station.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Timber frame 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: 1800Mbps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data likely with Vodafone. Voice likely and data limited with O2. Voice and data both limited with EE and Three.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Likely

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 April 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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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