

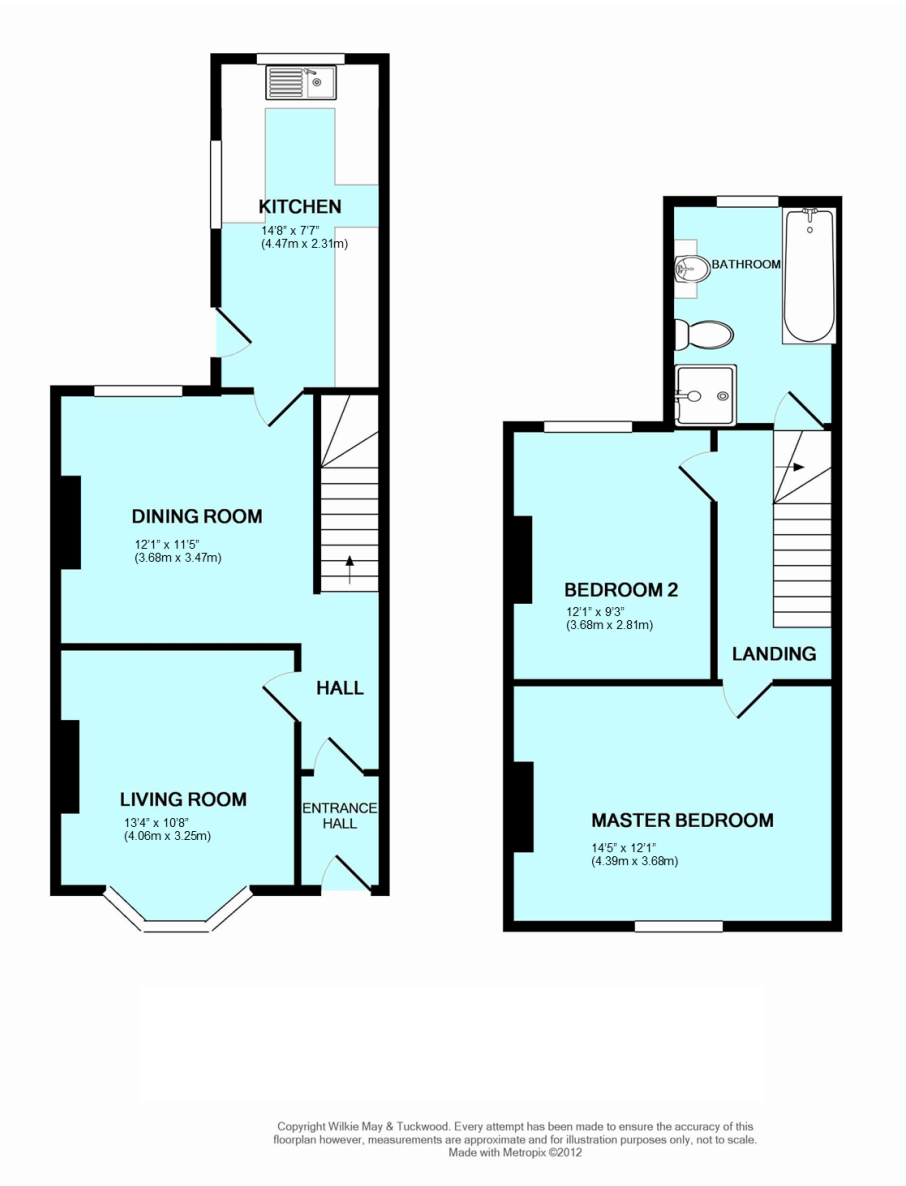


Southgate Avenue
Bridgwater, TA6
£200,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

This attractive Victorian town house is beautifully presented and is served by gas fired central heating benefitting from two reception rooms, south facing garden and enjoying two double bedrooms and a bathroom to the first floor.

- Victorian town house
- Living room with front aspect bay window
- Dining room with rear aspect
- Over 14' kitchen
- Two double bedrooms
- Large bathroom upstairs
- Front and rear gardens

THE PROPERTY:

The property is an immaculately presented two double bedroom with a bathroom to the first floor. The property has a beautiful south facing garden to the rear.

The accommodation comprises a door to the entrance porch, leading to the entrance hall with clay mosaic Victorian tiled flooring and stairs to the first floor landing. The living room has a front aspect bay window and a Victorian fireplace. There is a separate dining room with an understairs' storage cupboard and a rear window. The kitchen has a range of high and low level units, plumbing for a washing machine, gas boiler powering the domestic hot water and the central heating system and a double glazed door to the garden.

To the first floor are two double bedrooms and a bathroom with bath, separate shower cubicle, vanity basin, WC and a window.

Outside – A small garden to front and a rear garden which has been superbly maintained with a patio, garden laid to lawn, side path and colourful flowers and shrubs and is enclosed by fencing and has a garden shed.

LOCATION:

The property is situated close to the town centre offering a full range of shopping, leisure and educational facilities. The M5 junction 24 can be accessed from Taunton Road. Main line links are available via Bridgwater Railway Station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith.



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GENERAL REMARKS AND STIPULATION

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

Construction: Traditional brick 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 ultrafast mobile coverage. The maximum available broadband speeds are: 10000Mbps download and 10000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data good with O2 and Vodafone. Voice and data variable with EE and Three.

Flood Risk: Rivers and sea: High 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 \(somerset.gov.uk\)](#)



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 July 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY