

## Willoughby Road

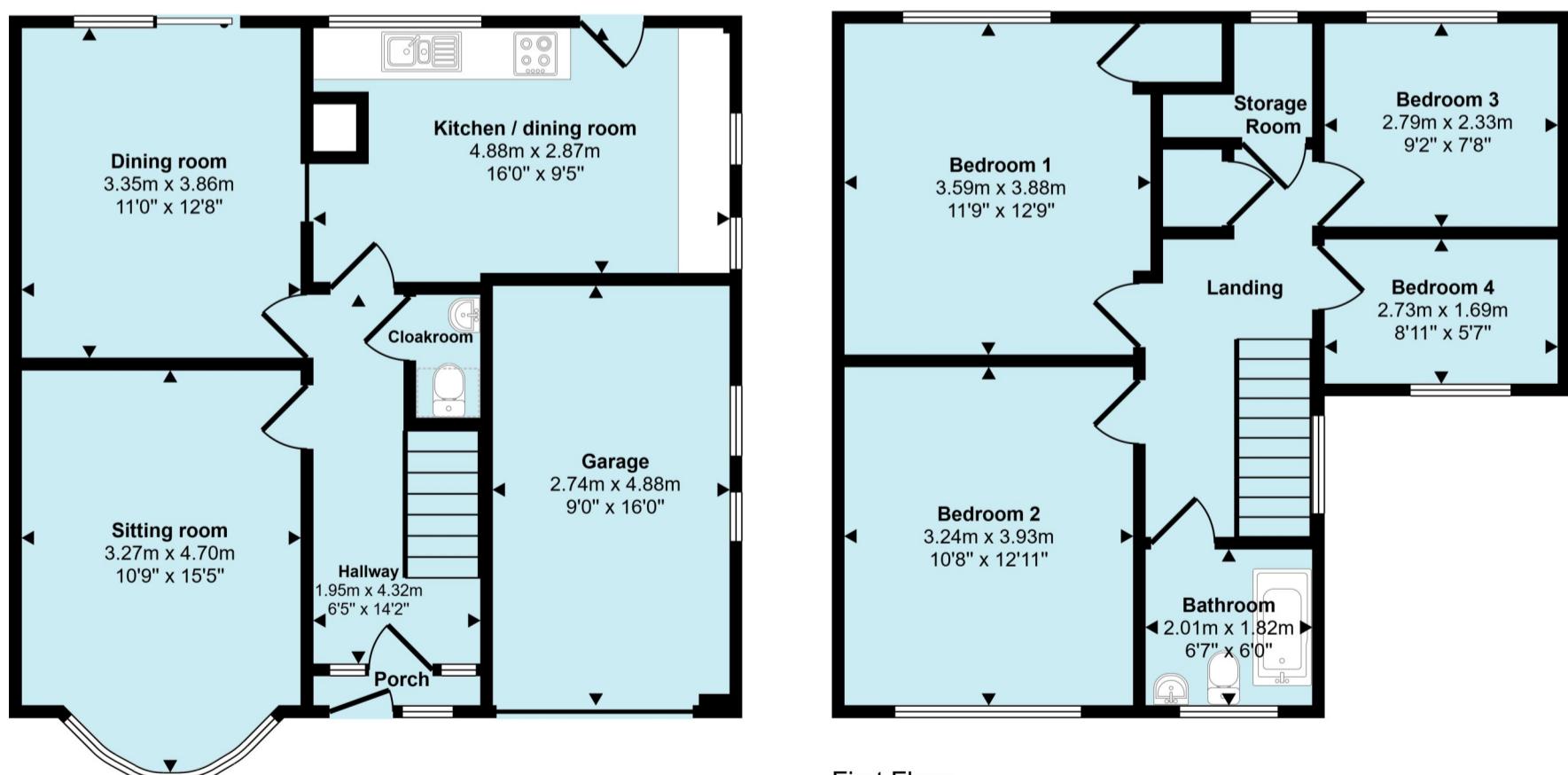
Bridgwater, TA6  
£410,000 Freehold

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EPC

**Wilkie May  
& Tuckwood**

## Floor Plan

Approx Gross Internal Area  
122 sq m / 1316 sq ft



Ground Floor  
Approx 67 sq m / 721 sq ft

Denotes head height below 1.5m

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

# Description

Willoughby Road is a 4 BEDROOMED DETACHED family home in the popular and sought-after Durleigh area of Bridgwater. The property benefits from OFF-ROAD PARKING and GARAGE and LARGE rear garden.

- 4 Bedroom detached property
- In a sought after popular area
- Off road parking for two vehicles
- Spacious kitchen
- Ample indoor storage
- Potential for further improvements
- Large rear garden
- Garage and large rear garden
- Two storage sheds
- Situated close to local amenities
- Good access to M5 motorway
- Regular bus service to the town centre
- Bridgwater College and the Hospital are close by
- Centre of Bridgwater 1½ miles distant
- Nearby rail link / coach service to London.

## THE PROPERTY:

The accommodation comprises of entrance porch, entrance hall, sitting room with walk in bay window, dining room with patio doors opening to the rear garden. There is a cloak room and a Kitchen / dining room fitted with a range of high and low level units, an eye level oven and freezer integrated underneath. There is a door located here which opens to the rear garden.

To the first floor there are four bedrooms two double and two single. On the landing there is an airing cupboard with a hot water tank that is connected to a solar thermal panel on the roof. There is also a family bathroom and the potential to create an en-suite bathroom from the second bedroom. To the rear from where the previous cloak room was plumbing is still situated in this room so it would be highly easy to knock through from the bedroom and create an en-suite bathroom. From the landing there is a loft access with a drop down ladder. The loft is fully boarded and has power and light with a Velux window making it ideal for a conversion.

The property would benefit from some cosmetic updating.



Outside to the front of the property is off-road parking for two vehicles which leads to the garage with electric roller door and the garden to the rear is a good size with two storage sheds.

The garden has three outdoor seating areas and is predominantly laid to lawn and houses some mature plants, trees and shrubs.

This truly is a family home in a popular area of the town and viewing comes highly recommended, not only to appreciate the property itself, but the potential it has to offer.

## LOCATION:

Situated on the favoured west side of the market town of Bridgwater, close to junior and senior schools of high repute. Shops for day to day needs are close by and further shopping facility on the development. The town centre is approximately 1½ miles away with a full range of leisure, retail and shopping facilities. Main line links are available via Bridgwater Railway station. M5 motorway access is available via junctions 23 and 24. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith from Bridgwater Bus Station.



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## GENERAL REMARKS AND STIPULATION

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

**Construction:** Traditional

**Services:** Mains water, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** E

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with good indoor and outdoor for EE, and good outdoor but limited availability indoors for Three, 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 November 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:

5. Financial Evaluation: 5a 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. 5b 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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