



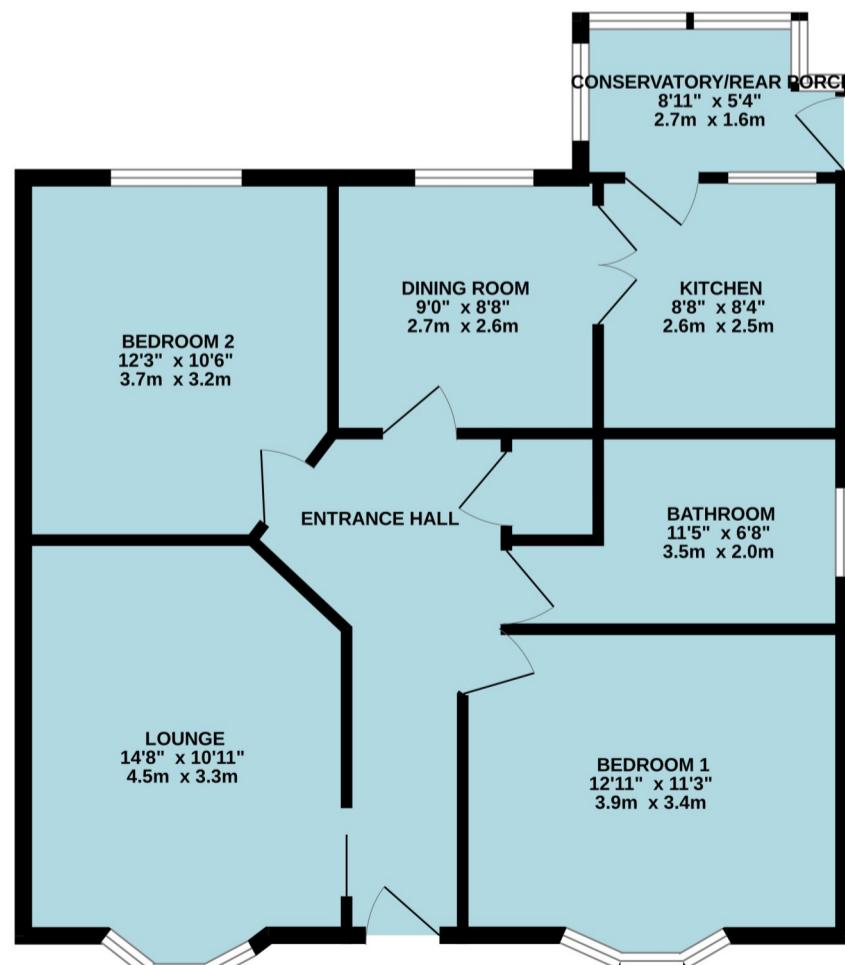
Fernleigh Avenue
Bridgwater, TA6
£269,950 Freehold

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EPC

**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Description

This is a TWO DOUBLE BEDROOMED DETACHED bungalow situated close to Bridgwater town centre with recent INTERNAL IMPROVEMENTS, A CONSERVATORY, OFF ROAD PARKING, front and rear gardens, A GARAGE and NO ONWARD CHAIN.

- Two bedroom detached property
- Lateral living
- Recent internal improvements
- Economical heating installed
- Conservatory and separate dining room
- Off road parking and a garage
- No onward chain
- Garden to the front and back
- Situated close to town centre
- Close to a range of local amenities
- Good travel links re rail and bus services
- Close to M5 Motorway

THE PROPERTY:

This is a well presented two double bedroom detached bungalow situated close to Bridgwater town centre and has recently undergone some extensive internal improvements and has benefitted from a full overhaul with air heat source pump being added, solar panels and the installation of a brand new heating system throughout making it a very economical home to run.

The accommodation comprises of entrance hall, sitting room with walk in bay window, a quaint kitchen which although it would benefit from some updating, has lots of potential for further improvement. Located nearby there is also a conservatory, a designated, cosy dining area and two double bedrooms. Bedroom one has extensive built in wardrobes and there is also a good sized wet room.

Outside to the front of the property there is off-road parking and a garden designed with low maintenance in mind. The garden to the rear can be accessed either side of the property and is set on two levels. This area is predominantly laid to lawn with some mature plants, trees and shrubs. There is also a gate at the bottom of the garden opening to the lane which gives convenient access to the detached rear single garage.



There is no onward chain and a viewing is highly recommended to fully appreciate the extensive improvements that have been carried out within the vendor's occupation and the potential to develop it further.

LOCATION:

The property is situated just off Taunton Road, on the south side of the market town of Bridgwater. There are local shops close to hand for day to day needs with the town centre of Bridgwater a short distance away with a more extensive range of services and amenities. Bridgwater offers a wide variety of shops, a cinema and various restaurants. The M5 junctions 23 and 24 are nearby along with main line railway links via Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with coach service to London.



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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, heat source pump 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: 10000 Mbps download and 10000 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with good outdoor coverage and variable in-home availability with EE, Three, O2 and good outdoor and in-home availability with 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 December 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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