

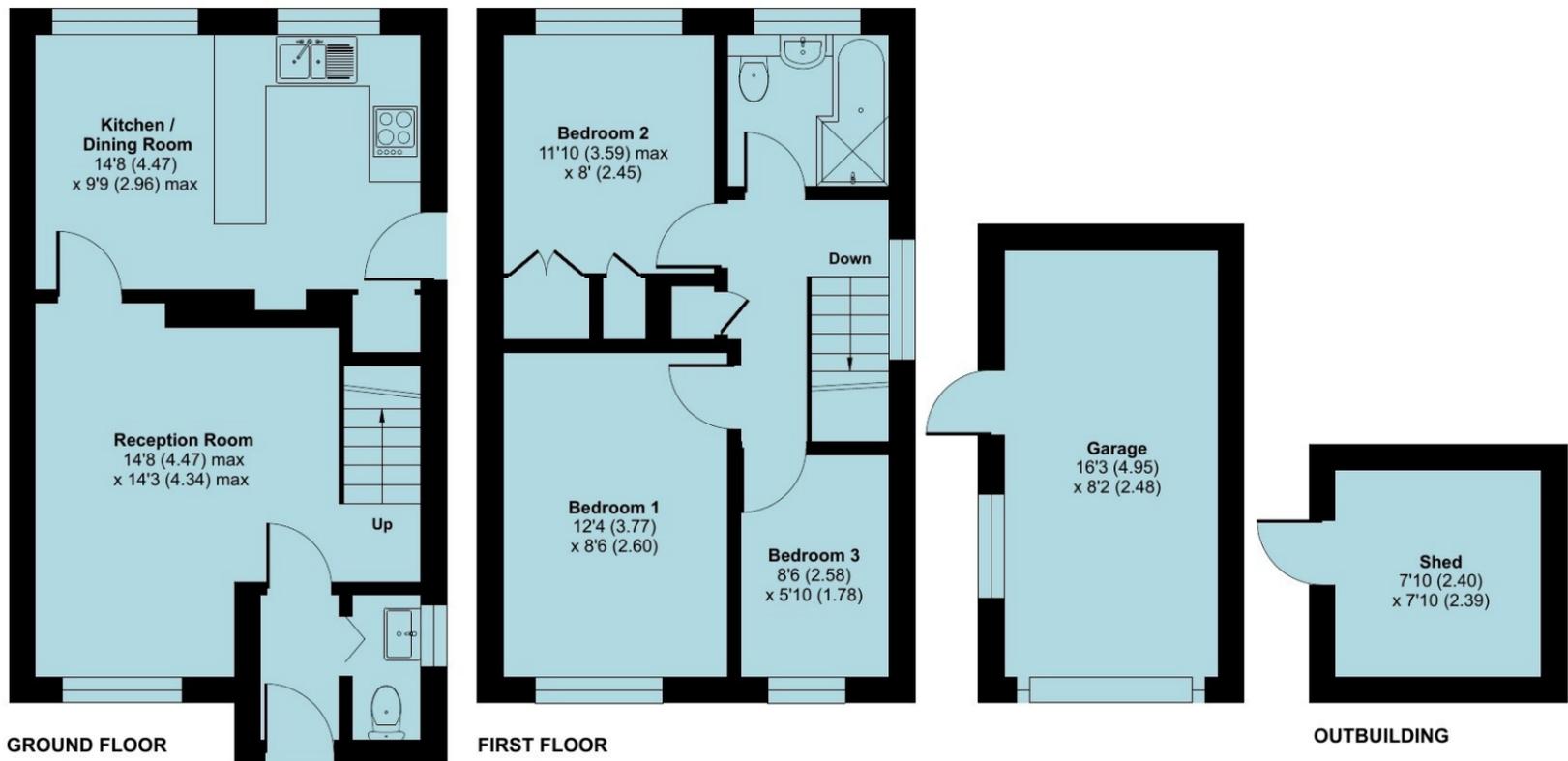


Tulip Tree Road
 Bridgwater, TA6
 £255,000 Freehold

3	1	1	C EPC

Wilkie May & Tuckwood

Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Nicholas Hale TA Wilkie May & Tuckwood Bridgwater. REF: 1422259

Description

Tulip Tree Road is a three bedroom semi-detached property situated on the popular Bower Manor development, benefitting from off-road parking and a good size south facing rear garden.

- Bower Manor development
- Three bedroom semi-detached house
- Living room with front aspect
- Kitchen/dining room
- Cloakroom downstairs
- Bathroom
- South facing rear garden
- Garage
- Off-road parking for two cars

THE PROPERTY:

The accommodation comprises an entrance hall, cloakroom, living room with stairs leading to the first floor, a kitchen/dining room with a range of wall and base units, with space for fridge/freezer, washing machine and a cooker. There is a wall mounted gas fired boiler and a door opening to the side of the house giving access to the rear garden.

To the first floor is a landing with a useful storage cupboard. There are three bedrooms - with bedroom two benefitting from built-in wardrobes - and a family bathroom.

Outside - To the front is off-road parking for two cars that leads to a garage. The south facing garden to the rear is a good size and is predominantly laid to lawn and a side gate gives access to the front of the house.

A viewing comes highly recommended to appreciate its location within the development. This would make a fantastic family home or a first time buyers' property.

LOCATION:

The property is situated on the east side of Bridgwater with good access to junction 23 of the M5 motorway without passing through the town. The Bower Manor development offers shops for day to day needs and there is a regular bus service to the town centre. Bridgwater College, offering higher education, is close by. The recently built Bridgwater Hospital is located a short walk away. The property is situated approximately 1.5 miles from the town centre that offers an excellent range of facilities including retail, educational and leisure amenities. Main line links are available via Bridgwater Railway Station. Bridgwater offers a daily coach service to London together with a regular bus service to Taunton, Weston-super-Mare and Burnham-on-Sea.



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: B

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

Mobile Phone Coverage: Voice and data available with Three. Voice and data limited with EE, O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very 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 March 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



wilkie.co.uk

