



Millands Lane

Bridgwater TA5 1ED

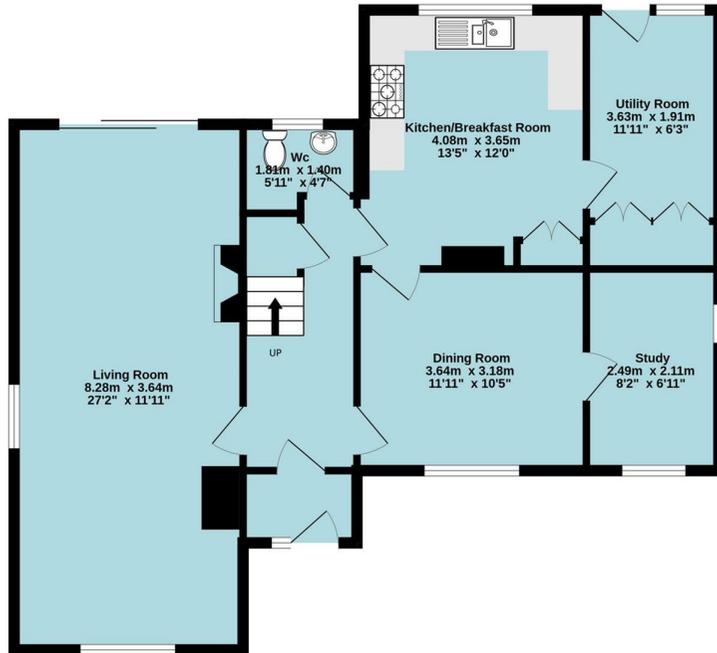
Price £649,950 Freehold



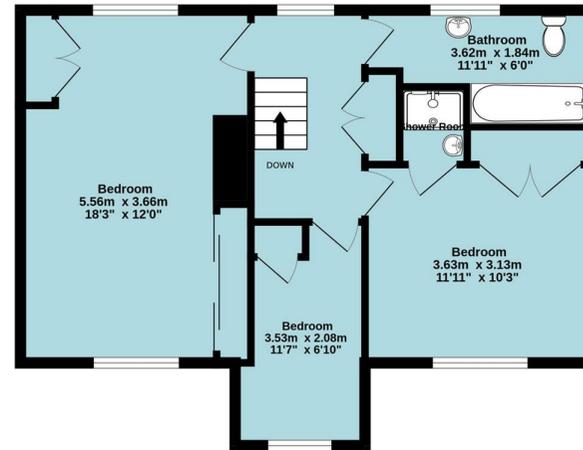
Wilkie May
& Tuckwood

Floorplan

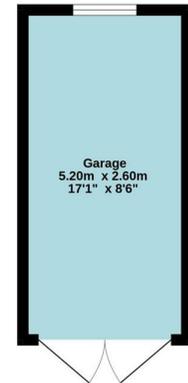
Ground Floor
82.1 sq.m. (883 sq.ft.) approx.



1st Floor
52.6 sq.m. (566 sq.ft.) approx.



Garage
13.5 sq.m. (145 sq.ft.) approx.



TOTAL FLOOR AREA : 148.2 sq.m. (1595 sq.ft.) approx.

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

An attractive detached 3 bedroom family home with planning permission to extend, situated on a large plot with ample room to extend, with views to the Quantock Hills, and generous off road parking.

- Planning Permission to Extend
- Garage & Ample Off Road Parking
- Generous Plot
- Views to The Quantock Hills
- Oil Fired Central Heating



The accommodation comprises in brief: Obscure uPVC glazed door into Entrance Porch; with bench seating, obscure glazing door into Entrance Hall; with telephone point, under stairs storage cupboard. Living Room; with triple aspect and sliding patio doors to the rear garden, inset multifuel burner with Limestone hearth under, TV point. Kitchen/Breakfast Room; with aspect to rear, tiled floor, modern range of white high gloss cupboards and drawers under a rolled edge marble effect worktop with inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, space and plumbing for a slimline dishwasher, space for electric induction range oven (included in the sale), extractor hood over, space for tall fridge freezer, room for breakfast table. Dining Room; with aspect to front, with wood effect LVT flooring, door into Study; with a double aspect overlooking the driveway. Downstairs WC; with a tiled floor, low level WC, wash hand basin. Utility Room; with a tiled floor to match the Kitchen, Grant oil fired floor standing oil fired combi boiler for central heating and hot water, hatch to secondary roof space, space and plumbing for a washing machine, space for a tumble dryer over, built in storage cupboards, door to rear garden. Stairs to first floor; Landing with hatch to roof space, linen cupboard, storage cupboard. Principal Bedroom; double aspect, range of fitted wardrobes. Bedroom 2; with an aspect to the front, fitted wardrobes, door into Shower; with shower cubicle, tiled surround, electric Mira sport shower over, wash hand basin. Bedroom 3; aspect to front, built in double wardrobe. Family Bathroom; white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property is approached through a five-bar gate onto a sweeping gravelled driveway leading to the front of the house where there is off road parking for several vehicles. Adjacent to the house is a single Garage with timber doors, power and lighting. The gardens are the main feature of the property, having been meticulously tended and planned over the term of my client's tenure, with the rear garden enjoying a West facing aspect, formal lawns, easy access sweeping pathways, and a productive vegetable patch with two greenhouses, soft fruit cages, and 2 sheds that will be included in the sale.



MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired central heating.

Parking: There is plenty of parking at this property and a Garage

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: E

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download

and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 other details are given in good faith, and are believed to be correct. Prospective 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 warranties 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 6th March 2026. 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. References to the feature 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.



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