



South Lane

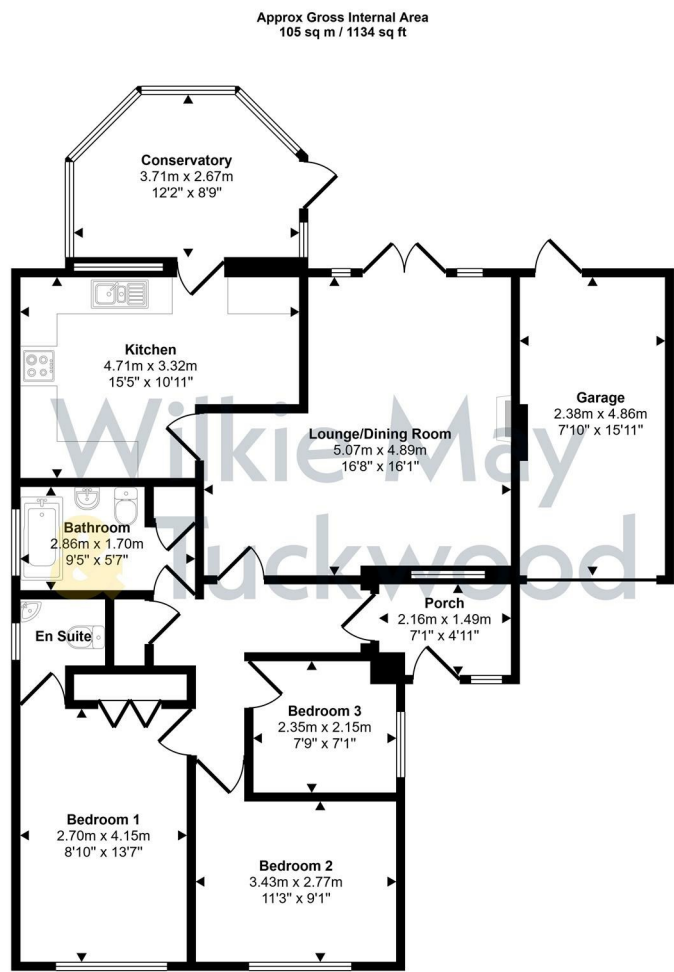
Bridgwater TA5 1LR

Price £325,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan



Floorplan

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 may not look like the real items. Made with Made Snappy 360.

Description

A detached 3 bedroom (two bathroom) bungalow, situated in the highly sought after village of Nether Stowey, with gas central heating, double glazing and No Onward Chain.

- No Onward Chain
- Garage & Off Road Parking
- Gas Fired Central Heating
- Sought After Location
- Viewings Recommended



The accommodation in brief comprises; half glazed uPVC door with leaded lights into Entrance Porch; with engineered oak flooring. Part glazed wooden door into Entrance Hall; with hatch to loft space and storage cupboard. L-Shaped Living Room; with wood effect laminate flooring, double aspect, feature fireplace, French doors to the rear garden. Kitchen; with aspect to rear comprising a good range of wood effect cupboards and drawers under a granite effect rolled edge worktop and inset 1 ½ bowl stainless steel sink and drainer with mixer tap over, space for electric cooker with extractor fan over, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, space for a tumble dryer, space for tall fridge-freezer, wall mounted Vaillant boiler for central heating and hot water. Half glazed uPVC door into Conservatory; with radiator, power points and fitted blinds. En-Suite Bedroom 1; with aspect to front, wood effect laminate flooring, built in double wardrobe. Door into En-Suite WC; with low level WC, wash basin inset into vanity unit. Bedroom 2; aspect to front, wood effect laminate flooring, fitted wardrobes. Bedroom 3; aspect to side. Family Bathroom; with white suite comprising panel bath, tiled surround electric Heatrae Sadia shower over, low level WC, wash basin inset into vanity unit, airing cupboard with modern foam lagged cylinder, immersion switch and timer.

OUTSIDE: The property has a tarmacadam L-shaped driveway affording off road parking for 2-3 vehicles with easy access to the Garage; with electric roller door, power, lighting and personal door to the garden. The front gardens are laid to lawn. To the rear of the property the garden is enclosed by fencing and a brick wall with side access and a personal door to the garage, with the immediate decking area laid to artificial grass for ease of maintenance and the remainder of the beds planted with an established cherry tree.

MATERIAL INFORMATION:

Council Tax Band: D



Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas.

Parking: There is off road parking and a garage at this property.

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 and so cannot verify that they are in working order or fit for the 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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: D

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.org.uk/>.

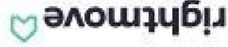
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 purchasers 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 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 26th January 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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.



Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

Tel: 01984 634793

