



GIBBINS RICHARDS   
Making home moves happen

35 Church Path, Wembdon, Bridgwater TA6 7AJ

£295,000

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A rare opportunity to acquire a large three bedroom end terrace house along with a sizeable plot with outline planning permission for two brand new detached houses. The property is located in a pleasant yet convenient location within easy walking distance to Bridgwater's town centre and close to the Hinkley Point - pick up points. The house itself is offered for sale with NO ONWARD CHAIN and requires a programme of complete renovation. Externally there is off road parking and detached garage to the front with large enclosed gardens and a further garage to the rear. The internal accommodation comprises in brief; entrance porch, entrance hall, sitting room, second reception room, dining room, kitchen, utility and ground floor WC. To the first floor a galleried landing leads to three good size bedrooms and bathroom.

Tenure: Freehold / Energy Rating: F / Council Tax Band: B

The level plot is predominantly laid to lawn and fully enclosed by timber and metal fencing. There is a rear vehicular access to the garage along a shared access lane. Bridgwater town offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

EXCITING INVESTMENT OPPORTUNITY  
LARGE THREE BEDROOM HOUSE  
DEVELOPMENT OPPORTUNITY FOR 2 DETACHED HOUSES  
OUTLINE PLANNING PERMISSION - Application No: 08/22/00111  
FULL RENOVATION REQUIRED  
GARAGE / PARKING  
WALKING DISTANCE TO TOWN CENTRE  
MUCH CHARACTER & CHARM







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Entrance Porch  
Entrance Hall

4' 10" x 4' 1" (1.47m x 1.24m) Leading to;  
Stairs to first floor. Doors to sitting room, side lobby,  
second reception room, dining room. Door to under  
stairs cupboard housing gas meter.

Sitting Room

13' 7" x 13' 6" (4.14m x 4.11m) Front aspect square bay  
window and further sash window to side. Fireplace  
with tiled hearth and surround.

Side Lobby

11' 6" x 3' 5" (3.50m x 1.04m)

Second Reception Room

11' 6" x 9' 3" (3.50m x 2.82m) (currently set up as a  
ground floor bedroom) Doors to rear garden.

Dining Room

15' 0" x 9' 9" (4.57m x 2.97m) Boiler. Bay window to  
side.

Kitchen

10' 5" x 6' 6" (3.17m x 1.98m) Window to side. Door  
to;

Utility Room

8' 5" x 8' 2" (2.56m x 2.49m) Door and window to rear  
garden. Walk-in shower.

Separate WC

First Floor Landing

Doors to three double bedrooms and bathroom.

Bedroom 1

17' 6" x 13' 6" (5.33m x 4.11m) Front and side aspect  
windows.

Bedroom 2

13' 2" x 11' 7" (4.01m x 3.53m) Window to rear.

Bedroom 3

9' 6" x 9' 0" (2.89m x 2.74m) Rear aspect window.

Bathroom

5' 11" x 5' 1" (1.80m x 1.55m) WC and bath.

Outside

Garage and parking to the side. Further Garage to the  
rear which is accessed via a rear vehicular access lane.  
The rear garden measures approximately - 50' (15.23m)  
in width increasing to 75' (22.84m) by 170' (51.78m) in  
length. The rear garden is fully enclosed by a mixture  
of walls and timber/metal fencing and predominantly  
laid to lawn.

AGENTS NOTE

There is outline Planning Permission for construction of  
two, four bedroom detached houses. Planning  
Application No: 08/22/00111 (Sedgemoor District  
Council).



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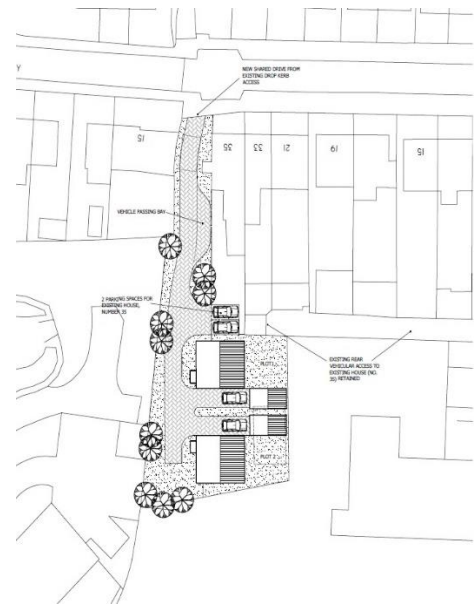


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**PROPOSED DRAWING FOR THE NEW BUILDS**

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 a 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.  
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.