



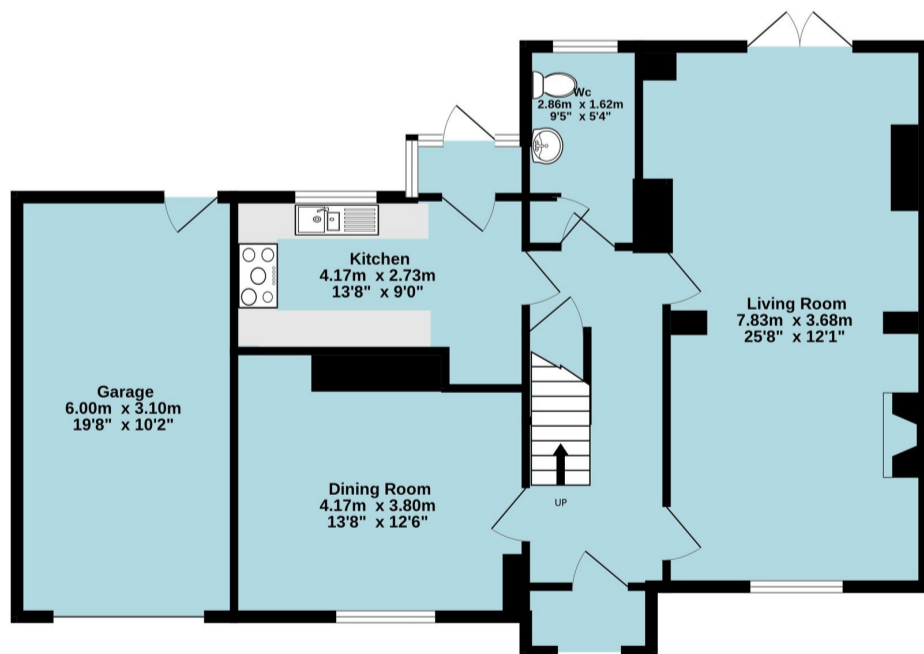
Blake Place
 Bridgwater, TA6
 £357,000 Freehold

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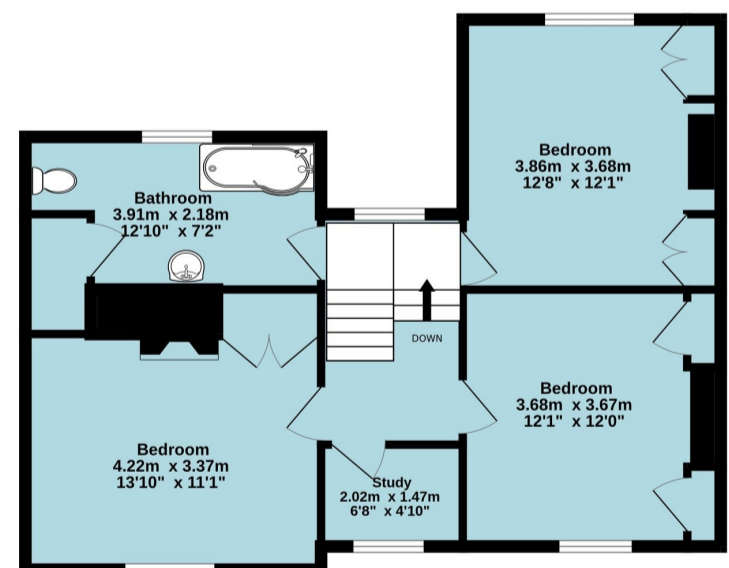
Wilkie May & Tuckwood

Floor Plan

Ground Floor



1st 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

A beautifully presented character town centre property, believed to be eighteenth century, overlooking the historic St. John's Church. The house is double fronted and offers an attractive blend of character features combined with modern fixtures and fittings. There are two/three separate reception rooms together with a cellar and three/four bedrooms. Outside there is a garage and off-road parking and a superb sunny garden at the rear. The house is double glazed and gas centrally heated.

- Beautiful town centre house
- Blend of character features
- Over 25' living area with dual aspect
- Separate dining room
- Downstairs' cloakroom/WC
- Three double bedrooms
- Study
- Modern bathroom
- Cellar
- Front and rear gardens
- Garage and driveway

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor. There are then three well proportioned reception rooms and a cloakroom with WC and basin. The kitchen is very well finished with a range of gloss white fronted units including base and wall cupboards with recesses for various appliances.

On the first floor are three double bedrooms together with a study/bedroom four and a superbly appointed bathroom – with P-shaped bath, wash basin set within a vanity unit, low level WC and a useful cupboard.

Outside – At the front is a low maintenance garden and alongside a driveway which in turn leads to a good size garage. The rear garden is very attractively landscaped with sweeping lawn, a sitting area and well stocked flower and shrub beds. It benefits from a very sunny aspect.

LOCATION: Situated close to the town centre of Bridgwater, which offers a full range of amenities including retail, leisure and educational facilities. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith from the nearby Bridgwater Bus Station. Main line links are available from Bridgwater Railway station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: D

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

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 February 2024.

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.

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