



Church Street
Bridgwater, TA6
£220,000 Freehold


3


2

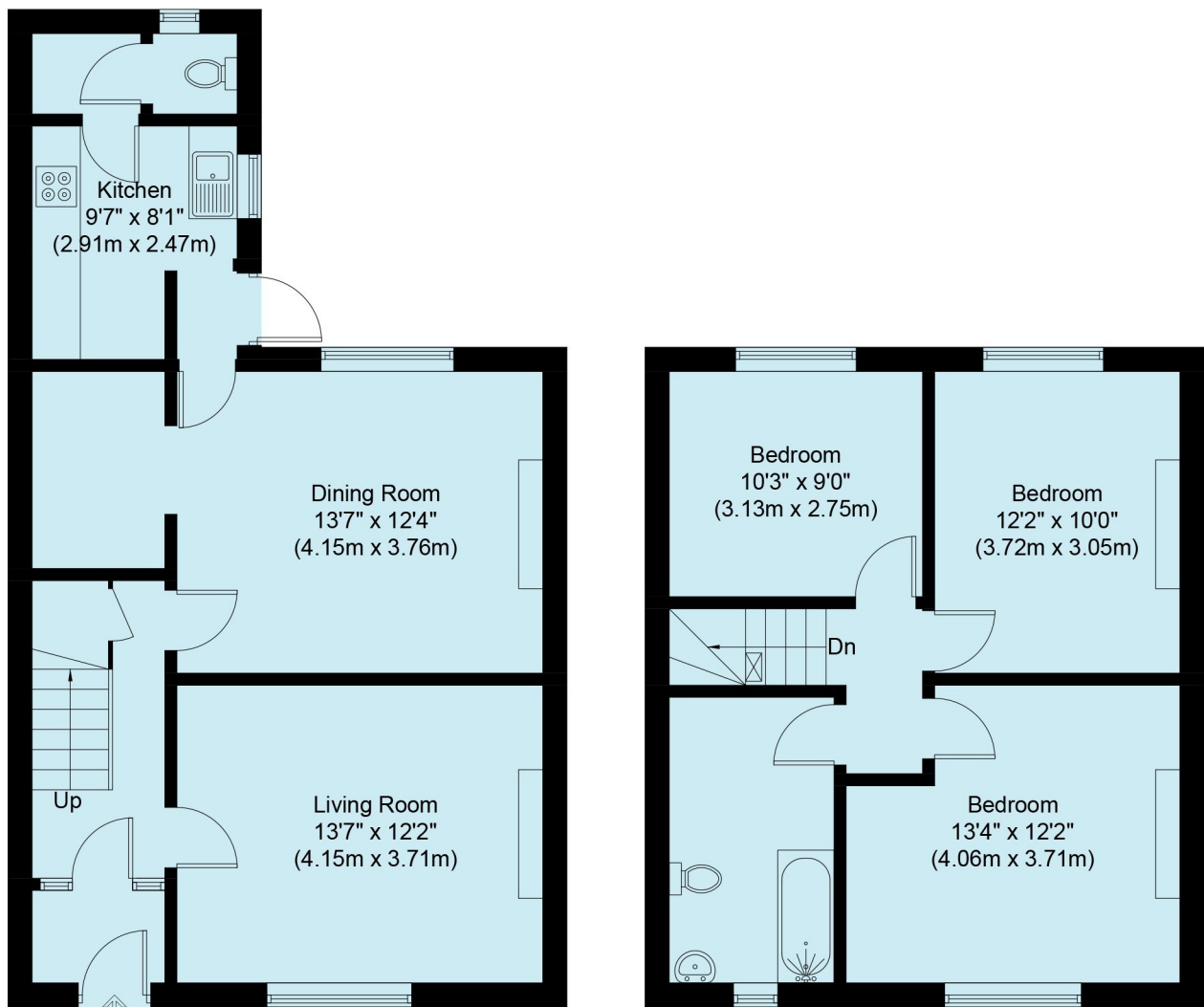

1

F

EPC

**Wilkie May
& Tuckwood**

Floor Plan



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1211542
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Description

Church Street is a three-bedroom end-of-terrace property situated in a peaceful location, close to Bridgwater town centre and the range of amenities it has to offer.

The house requires some modernisation but offers great potential as a fantastic family home, thanks to its prime location.

There is no onward chain with this property.

- Close proximity to town centre
- Living room with front aspect
- Rear aspect dining room
- Kitchen and cloakroom
- Three double bedrooms
- Bathroom
- Rear garden
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance porch, entrance hall, living room, dining room, kitchen, and cloakroom.

To the first floor, there are three double bedrooms and a spacious family bathroom.

Outside: The rear walled garden is a generous, east facing sun-trapped space, featuring a large storage shed with rear access, a patio area, lawn, and mature planting with easily maintained raised flower beds.

Parking: Residential parking permits and visitor permits are available from Somerset Council for parking directly outside the property.

A viewing is highly recommended to fully appreciate the proportions, original features, and potential of this property.



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 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: 10000Mbps download and 10000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Low risk **Surface water:** Low risk **Reservoirs:** Yes **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 July 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



rightmove

wilkie.co.uk



WM&T