



St John's House, 22 Monmouth Street, Bridgwater, TA6 5EJ

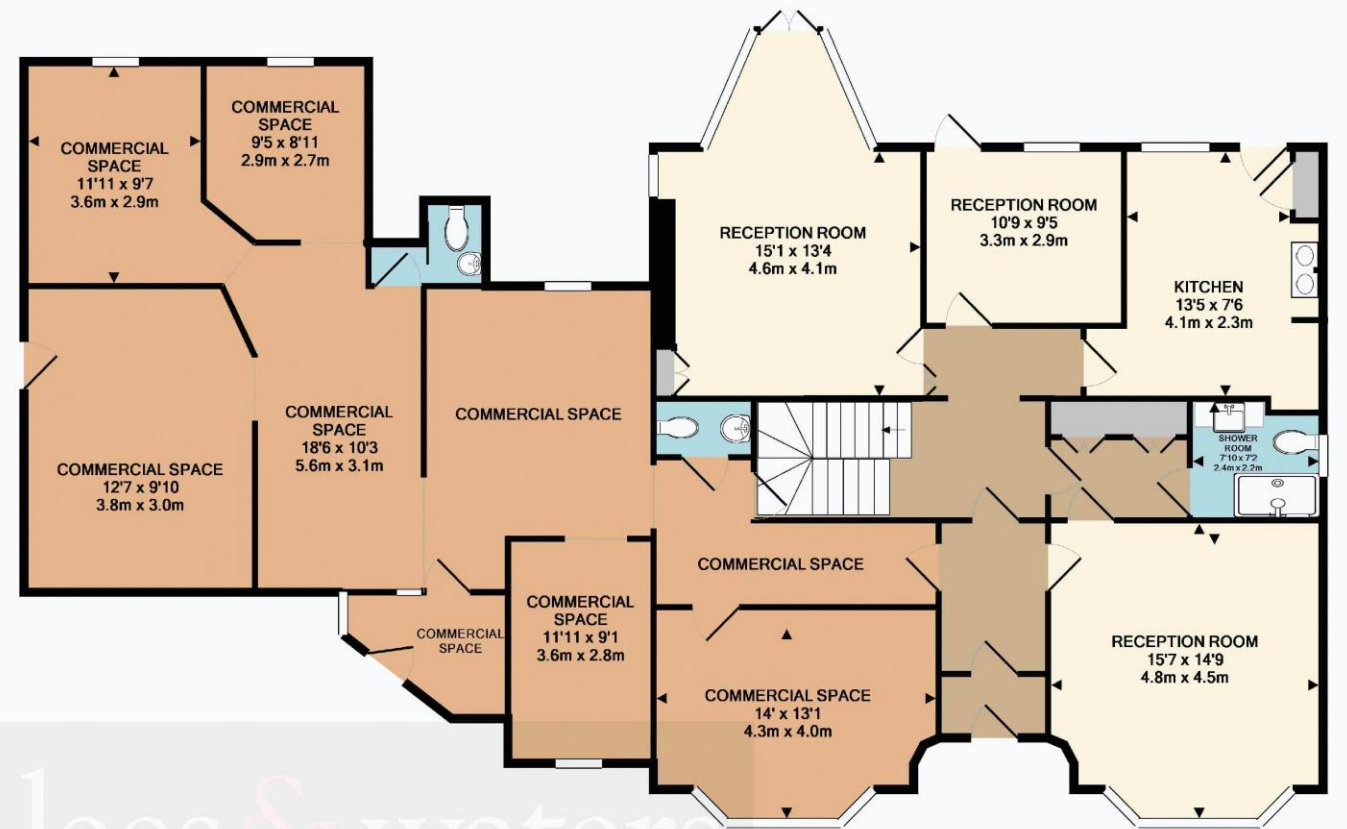
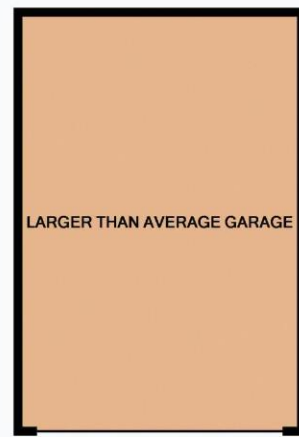
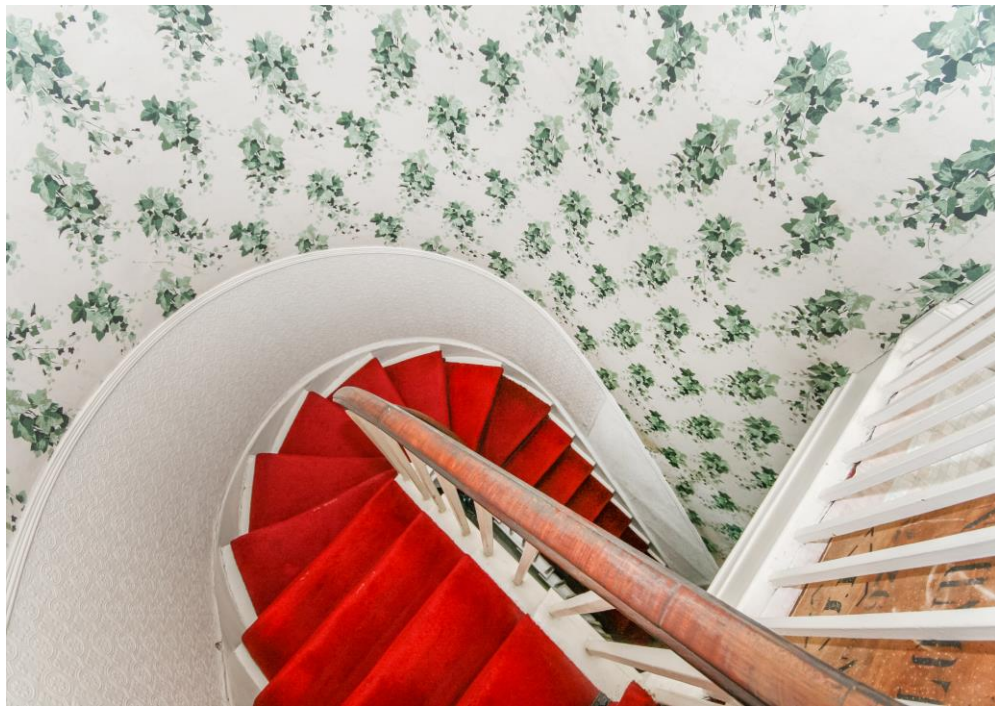
£500,000 - Freehold

No Onward Chain | House, Plus Commercial Opportunities | Prominent Position | Large Plot/Rear Garden | Six Double Bedrooms | Three Reception Rooms | Grade II Listed | Some Beautiful Original Features | Local Amenities/Good Access For M5 | EPC Exempt





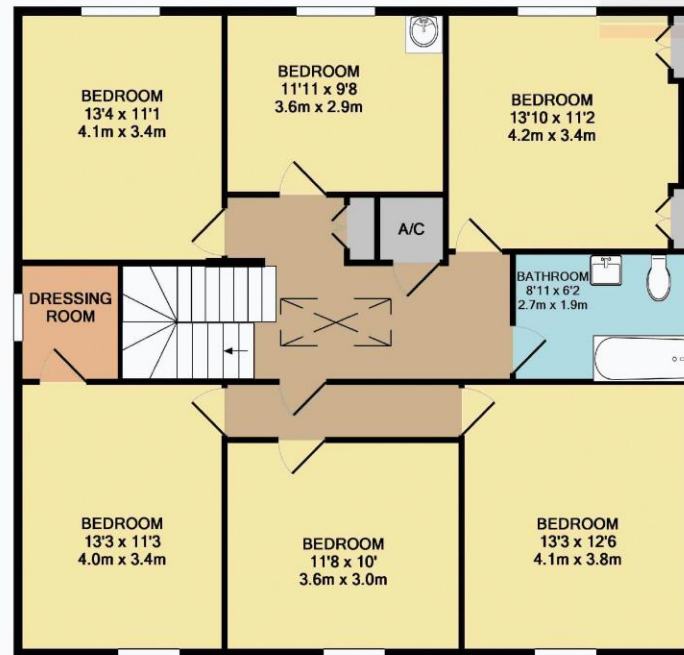




lees & waters  
ESTATE AGENTS

GROUND FLOOR  
APPROX. FLOOR  
AREA 2503 SQ.FT.  
(232.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3734 SQ.FT. (346.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 1231 SQ.FT.  
(114.3 SQ.M.)

Contact us: 43 High Street, Bridgwater, Somerset, TA6 3BG  
01278 418005 | [bridgwater@leesandwaters.co.uk](mailto:bridgwater@leesandwaters.co.uk) | [www.leesandwaters.co.uk](http://www.leesandwaters.co.uk)

THE PROPERTY

There is no shortage of space to be found in this beautiful, prominent and well known building. This Grade II Listed property and former doctor's surgery also comes with commercial opportunities and sits upon a large plot with an idyllic brick built period Summerhouse to the sunny rear garden.

For sale with no onward chain, the property boasts a beautiful entrance into a large hallway with an attractive staircase rising to the first floor and access into all three reception rooms, the rear aspect kitchen and via a small lobby, the ground ground floor shower room with WC.

The front reception room has a large bay window and attractive features throughout including a high ceiling, picture rails and a beautiful detailed door from the hallway.

The larger rear reception room is a very well proportioned room with feature bay having French doors into the rear garden. The third reception room is also situated to the rear of the property with access into the garden and provides the perfect study space.

To the first floor are SIX DOUBLE BEDROOMS and the main bathroom. The roof lantern to the first floor landing is another beautiful feature, letting in plenty of natural light.

The sunny rear garden is a fantastic size and extends the width of the house and of the commercial space.

The aforementioned Summerhouse is a particularly attractive feature of this fantastic garden which has plenty of height to maintain privacy. There are also numerous different areas of the garden to enjoy, including a water feature, areas planted to flowers and shrubs and an area of patio immediately adjacent to the property with an attractive portico spanning the rear elevation of this beautiful building.

There is a large outbuilding for storage of garden equipment and coal hole opposite the external kitchen door. The brick wall to the rear of the plot is also Listed.

The commercial space on offer is a vast area and currently provides an office and showroom space, consisting of six separate areas in addition to the entrance porch. There are additional storage areas via the courtyard, which can be accessed via a gate to the front.

The area to the front provides parking for a number of vehicles and access to a larger than average garage measuring 18 x 16ft. The driveway is an 'in and out' driveway with access onto the drive and a further access onto Monmouth Street.

St John's House was built in the early to mid 19th century and has been in the same family for many years. It sits upon the A38 with good access into Bridgwater and the M5.

Bridgwater is certainly an improving town with numerous companies coming to the area providing many job opportunities in all sorts of industry and trades. The construction project at Hinkley Point is bringing in 1000's of people to the area, representing further opportunities and St John's house also represents a great opportunity with a mix of residential and commercial space upon a large plot.

AT A GLANCE

Tenure: Freehold.  
Services: Mains gas, electricity, water and drainage.  
Heating: Gas central heating.

**Dominika Chwiejczak**  
Mortgage & Protection  
Adviser



Mobile: 07713 443102  
Email: dominika.chwiejczak@justmortgages.co.uk

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If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

**MONEY LAUNDERING REGULATIONS 2003**  
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