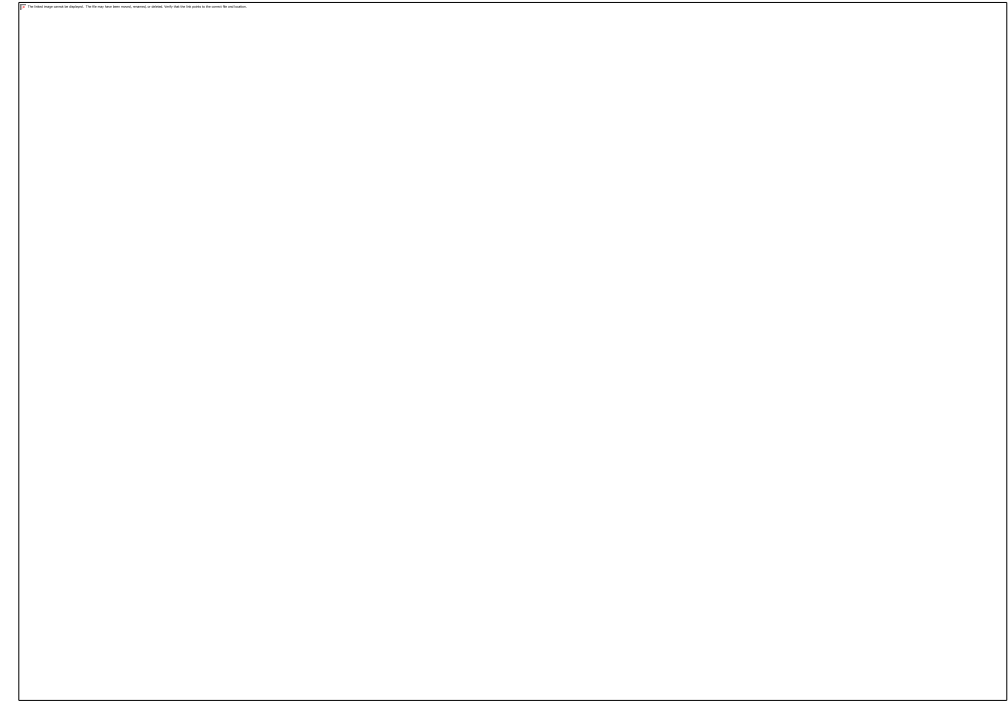


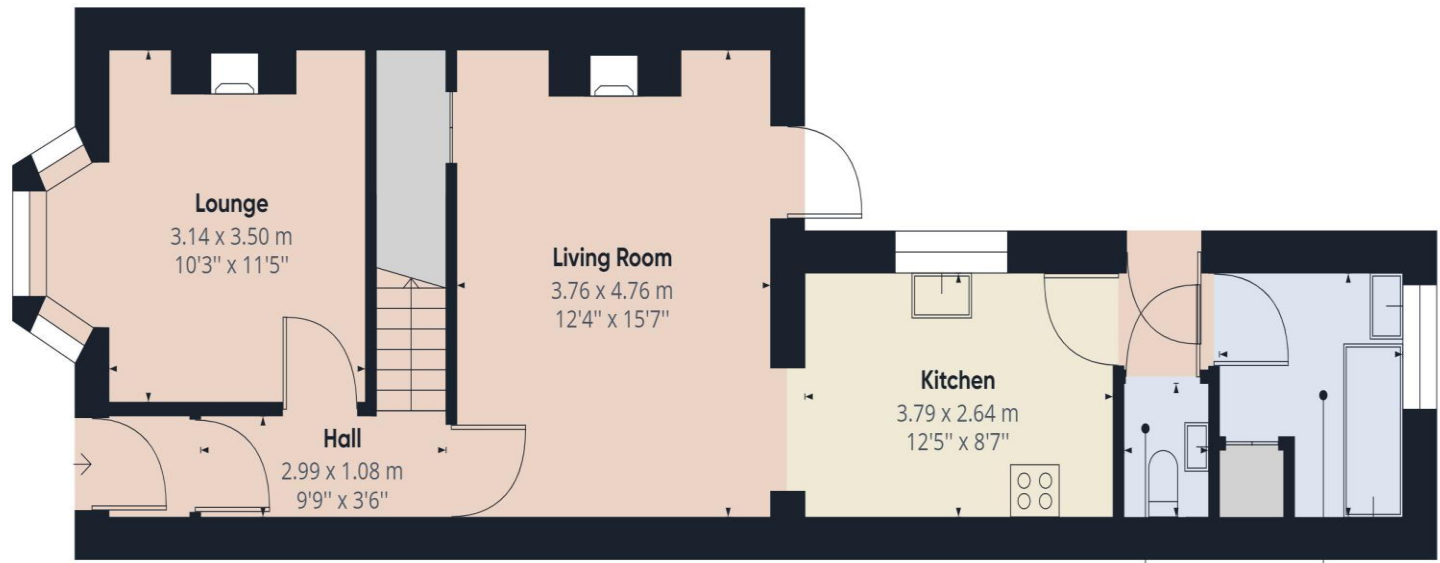


10 Church Path, Bridgwater, TA6 7AJ

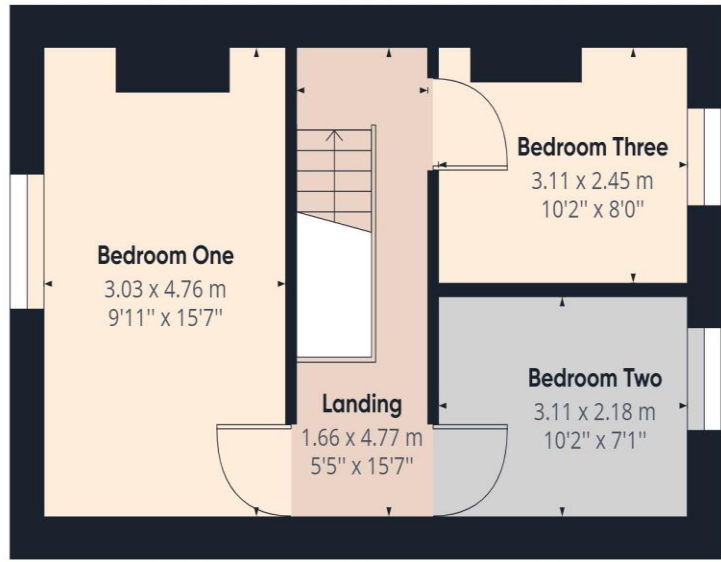
£210,000 - Freehold

Mid Terrace House | Walking Distance to Bridgwater's Town Centre | Three Bedrooms | Two Reception Rooms | Gas Central Heating
UPVC Double Glazing | Good Size Rear Garden | Council Tax Band B | Great First Time Buyers Property | EPC Rating: E





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 89.88 m²
 967.43 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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THE PROPERTY

Three bedroom mid terrace house situated within walking distance of Bridgwater's town centre.

The ground floor accommodation comprises of two good size reception rooms, an extended kitchen, bathroom and WC.

The first floor has three good size bedrooms. The property benefits from UPVC double glazing, gas central heating

The property has a good size rear garden, mostly laid to lawn.

Church Path is not far from many local amenities, a number of small shops, schools and a gym with swimming pool at Chilton Trinity.

As mentioned it is just a short distance from the town centre with many more amenities on offer. Bridgwater provides good access to both junction 23 and 24 of the M5 and Church Path is always a popular road, so viewings come highly recommended.

ROOM SIZES & ADDITIONAL INFORMATION

Ground Floor

Lounge

33' 10" x 37' 9" (10.3m x 11.5m)

Living Room

15' 7" x 12' 4" (4.75m x 3.76m)

Kitchen

12' 5" x 8' 7" (3.78m x 2.61m)

WC

5' 0" x 3' 5" (1.52m x 1.04m)

Bathroom

8' 1" x 7' 5" (2.46m x 2.26m)

First Floor

Bedroom One

15' 7" x 9' 11" (4.75m x 3.02m)

Bedroom Two

10' 2" x 8' 0" (3.10m x 2.44m)

Bedroom Three

10' 2" x 7' 1" (3.10m x 2.16m)

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.