



Cotton Patch Walk

Bridgwater, TA6
£200,000 Freehold


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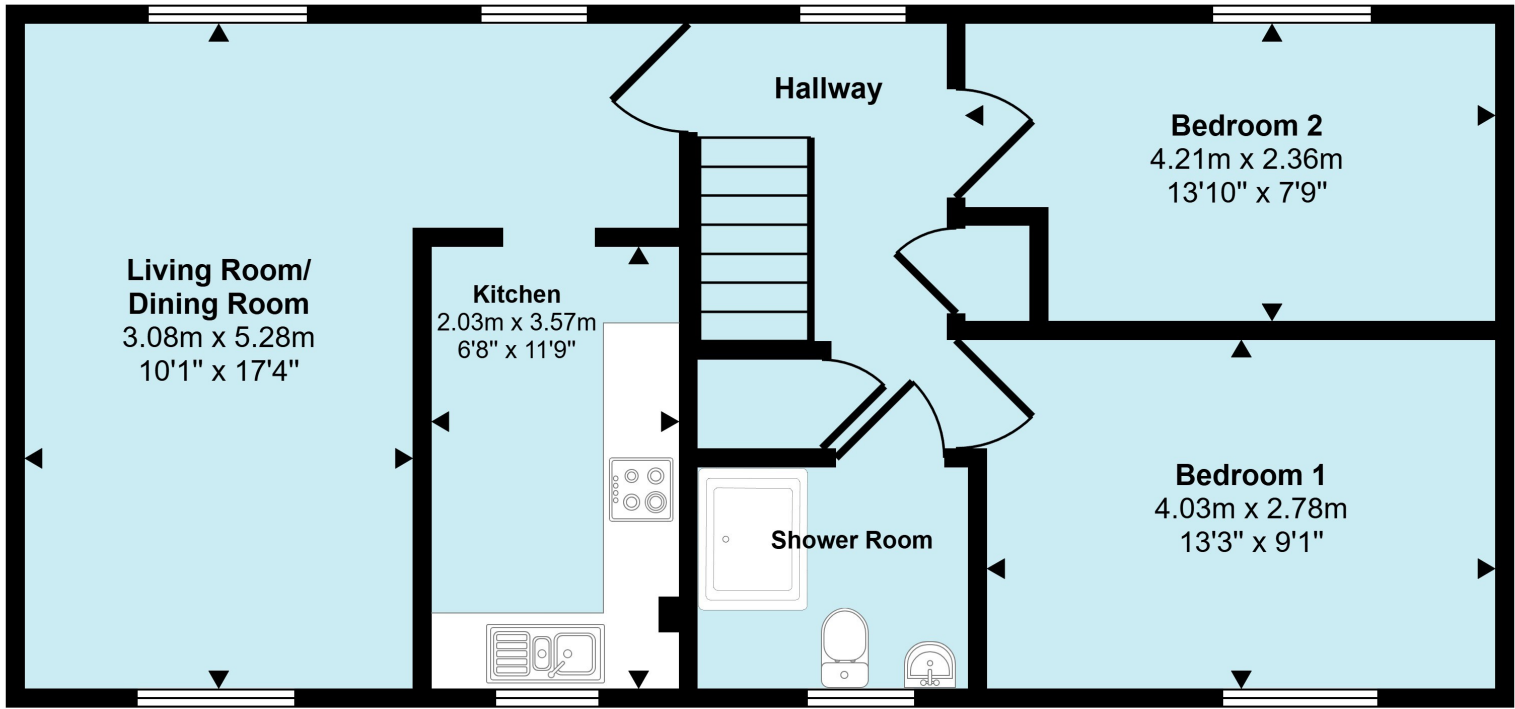
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EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
62 sq m / 666 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

Cotton Patch Walk is a beautifully presented two bedroom freehold coach house situated on the popular Stockmoor development on the outskirts of Bridgwater benefitting from off-road parking and a garage.

- Beautifully presented freehold coach house
- Over 17' living room/dining room
- Kitchen
- Two double bedrooms
- Shower room
- Garage and off-road parking
- Viewings come highly recommended

THE PROPERTY:

Cotton Patch Walk is a beautifully presented two bedroom freehold coach house situated on the popular Stockmoor development on the outskirts of Bridgwater benefitting from off-road parking and a garage.

The accommodation comprises an entrance hall with stairs leading to the first floor. L-shaped living room/dining room with an archway through to the kitchen with a full range of wall and base units with cooker and hob, space for a fridge/freezer and a washing machine. There are two good size double bedrooms complemented by a modern shower room.

The property enjoys gas fired central heating throughout and would make a fantastic first time buyer or investment property.

Outside – There is a small piece to the front and to the rear is the access to the garage with an up and over door.

A viewing is highly recommended to appreciate its presentation, space and location within the development as it close to a nice green open space which would be ideal for dog walking.

LOCATION:

The property is situated on the popular Stockmoor Development on the outskirts of the market town of Bridgwater and enjoys convenient and easy access to the M5 motorway junction 24. Within the development there is a shop for day to day needs and junior school. North Petherton is approximately 1.5 miles away and offers an extensive range of services and amenities including GP surgery, dentist, library, shops for day to day needs, primary and junior school. Bridgwater is approximately 1.5 miles away offering a full range of amenities including retail, leisure and educational facilities. There is a regular bus service to Bridgwater, Taunton, Weston-super-Mare and Burnham-on-Sea, together with a daily coach service to London Hammersmith. Main line links are available via Bridgwater Railway station.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty. There is a peppercorn rent which has not been collected.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas fired central 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: 1800Mbps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Likely **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 August 2026.

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.

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