



Middle Cottage Church Road, Bawdrip Bridgwater TA7 8PU

welcome to

Middle Cottage Church Road, Bawdrip Bridgwater

Fox and Sons are delighted to offer to the market this Three-Bed Mid-Terrace Home situated in the Village of Bawdrip. Call our Office today to book your viewing!

Description

The Ground Floor accommodation briefly comprises an Entrance Hall, Downstairs WC, Rear Aspect Lounge with French Doors opening to the Rear Garden, Rear Aspect Dining Room and Front Aspect Kitchen.

To the First Floor there is Three Bedrooms and a Family Shower Room.

Externally there is a well-established enclosed rear garden with patio area, grass area and a greenhouse. The property further benefits from a Garage and off-road parking.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Wood laminate flooring. Radiator. Staircase rising to First Floor Landing.

Cloakroom

Wash hand basin, WC, tiled flooring, radiator.

Lounge

Patio door. Carpet.

Dining Room

11' 2" x 8' 2" (3.40m x 2.49m)

Carpeted. Rear aspect window. Archway to:

Kitchen

12' x 8' 9" (3.66m x 2.67m)

Wood laminate flooring. Radiator. Tiled wall. Electric Oven and Hob. Space and plumbing for dishwasher. Space for fridge freezer. A range of wall and base units with work surface over. Stainless steel one and a half sink and drainer with mixer tap over. Front aspect window.





First Floor Landing

Window. Water tank.

Bedroom One

13' 4" x 10' 6" (4.06m x 3.20m)
Double Bedroom. Carpeted. Radiator. Two Rear Aspect Windows. Built-in wardrobe.

Bedroom Two

8' 9" x 8' 9" (2.67m x 2.67m)
Double Bedroom. Carpeted. Radiator. Front aspect window.

Bedroom Three

8' 5" x 7' 11" (2.57m x 2.41m)
Single Bedroom. Carpeted. Radiator. Front aspect window.

Shower Room

Newly refurbished. Wood laminate flooring. Suite comprising shower, WC and wash hand basin. Towel rail. Rear aspect window.

Rear Garden

Well established. Patio area, grass area and second patio area opposite end with greenhouse (available by negotiation).
A strip of land situated in the middle behind the garage.

Garage

With up and over door, lighting and power.

Parking

Shared space in front of the garage. Each property owns their own section.

Vendors Note

Please note that the heating system is a conventional wet radiator system powered by an efficient electric boiler.



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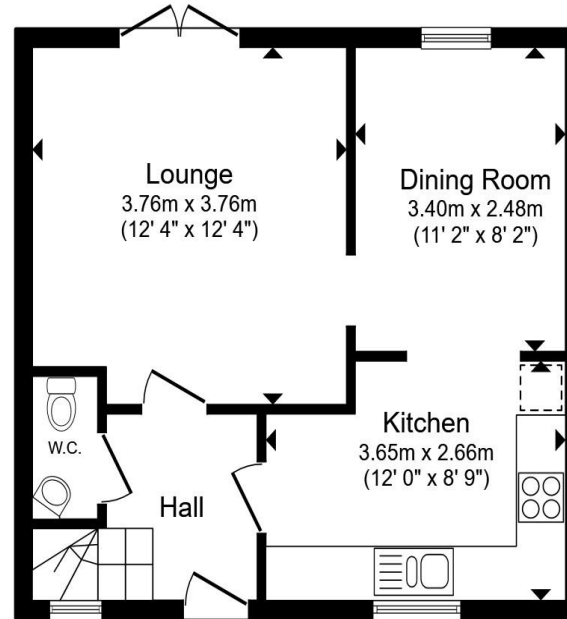
Middle Cottage Church Road, Bawdrip Bridgwater

- Three Bedrooms
- Desirable Village Location
- Well Established Enclosed Rear Garden
- Garage and Off-Road Parking
- Separate Lounge and Dining Room

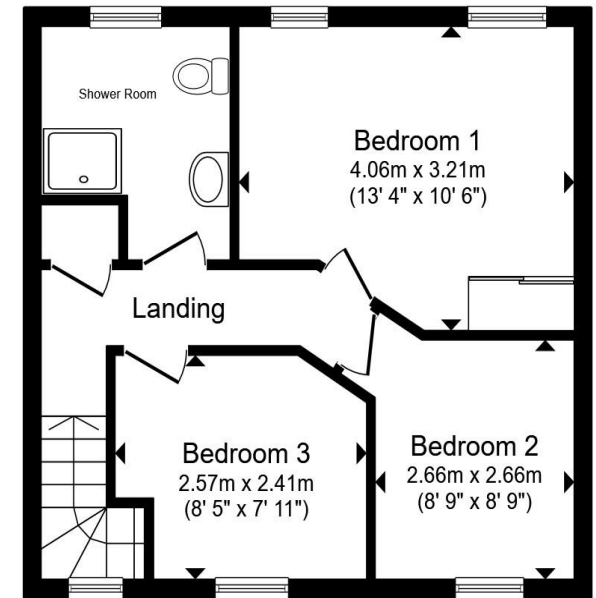
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£260,000



Ground Floor



First Floor

Total floor area 79.7 m² (858 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
TAU109507 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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