

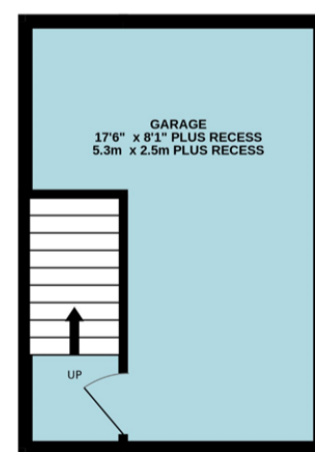
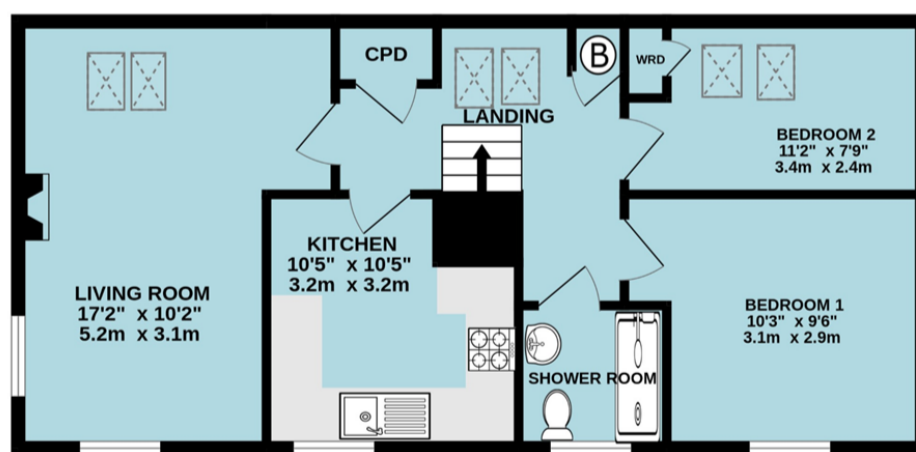


Priory Court
 Bridgwater, TA6
 £180,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Description

A spacious detached freehold coach house located within an easy level walk of the town centre. The property is gas centrally heated, double glazed and would make an ideal first home, residential investment or retirement property. It also includes a garage with an electrically operated up and over door.

- Town centre location
- Spacious freehold coach house
- Over 17' living room
- Kitchen
- Two bedrooms
- Shower room
- Gas fired central heating
- Garage

THE PROPERTY:

A spacious detached freehold coach house located within an easy level walk of the town centre. The property is gas centrally heated, double glazed and would make an ideal first home, residential investment or retirement property. It also includes a garage with an electrically operated up and over door.

The accommodation comprises an entrance hall (which has a personal door from the hall into the garage) where stairs rise to the first floor landing where there are two useful cupboards – one of which houses the gas fired boiler. The living room is well proportioned and is triple aspect – making it particularly light and airy – it further benefits from a central feature fireplace. The kitchen is well equipped and includes base and wall cupboards, contrasting rolltop working surfaces as well as an oven, hob and hood. There are recesses for various appliances.

Both the bedrooms are doubles and one includes a built-in wardrobe. These are served by a shower room with a large double size shower cubicle which is mains' fed, a WC and basin.

Outside – Is a garage which is approached via an up and over door. The garage has space and plumbing for a washing machine, tumble dryer

and also includes a storage recess off.

LOCATION: The property is situated in a very central position within the centre of the market town of Bridgwater, a small oasis of attractive individual properties and apartments plus the main original Priory building. The property is a level walk from the town centre with all its amenities and facilities. Access to the M5 motorway is available via junctions 23 and 24. Main line links are via Bridgwater Railway station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Brick cavity.

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: 1139Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Very low risk **Surface water:** Low risk **Reservoirs:** Unlikely **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 January 2024.

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.

Tel: 01278 425195

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