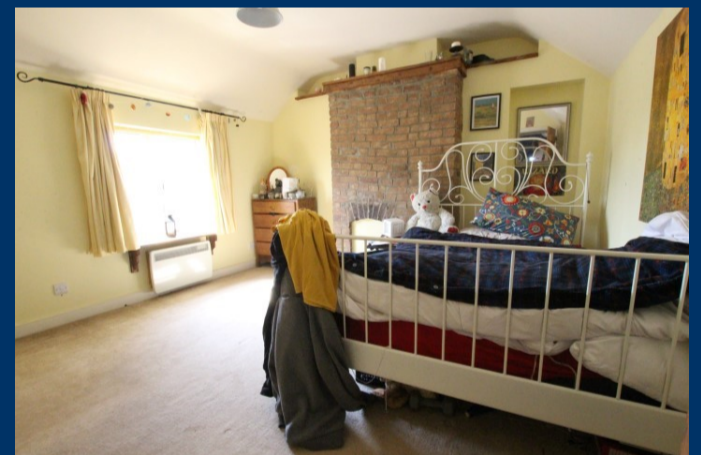




## Church Road

Bawdrip, Bridgwater, Somerset, TA7

Wilkie May  
& Tuckwood



### DESCRIPTION:

A village home offering a separate annexe, garage and no onward chain. The house has many character features and modern conveniences which includes electric heating combined with wood burners along with hardwood double glazed windows. The dwelling has flexible internal accommodation currently used as a principal dwelling with two bedrooms and a separate self-contained annexe. Alternatively the property could provide one large family home.

The accommodation is well presented throughout with two separate reception rooms to the main property – both with feature wood burning stoves. In addition there is a well-fitted kitchen with bespoke heavy wooden base and wall cupboards incorporating a dresser style display area. In addition on this floor is a cloakroom with a WC and basin.

On the first floor is a landing together with two generous double bedrooms both with fireplaces - one of which is surrounded by exposed brickwork. There are windows to the front. These are served by a bathroom which is well-equipped and includes a bath, shower cubicle, WC and basin.

Alongside is an annexe which offers an additional bedroom and bathroom along with two further reception areas and a kitchen.

Outside – At the front there is a small garden and at the rear an enclosed garden which is level and well maintained. To one side is a garage 14'5" x 9'3".

### DIRECTIONS:

From our St Mary Street office proceed through the one way system and straight over the mini-roundabout. At the traffic lights turn left onto Broadway. Continue through the next four sets of lights and at the Cross Rifles' roundabout take the third exit onto Bath Road. Continue to the end of Bath Road, turning right at the traffic light junction onto the A39. Travel along a going past the Knowle Inn on the left hand side and taking the next turning right into New Road. Continue along, go below the bridge and turn right into Church Road. The property will be found on the left hand side opposite Greenfield Lane.

### LOCATION:

Situated on the southern slopes of the Polden Hills in the popular village of Bawdrip, which offers a village junior school and church along with footpaths to the surrounding countryside. Approximately 2 miles from the market town centre of Bridgwater, which offers a full range of amenities including retail, educational and leisure facilities. Main line links are available via Bridgwater Railway station, plus good access to junction 23 of the M5. The town of Street is approximately 9½ miles away and offers Clarks Shopping Village and Strode College.





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**ACCOMMODATION** [All measurements are approximate],

**ENTRANCE HALLWAY, SITTING ROOM 11'9" x 11'7" (3.58m x 3.53m), LIVING ROOM 13' x 11'6" (3.96m x 3.50m), KITCHEN 13'8" x 6'9" (4.16m x 2.05m), CLOAKROOM,**

**First floor landing: BEDROOM ONE 15'6" x 12'2" (4.72m x 3.70m), BEDROOM TWO 13'8" x 12'6" (4.16m x 3.81m), BATHROOM,**

**ANNEXE: KITCHEN 8'9" x 7'8" (2.66m x 2.33m), DINING ROOM 8'9" x 8'4" (2.66m x 2.54m), LIVING ROOM 12'4" x 11'3" (3.75m x 3.42m),**

**First floor: BEDROOM 12'4" x 11'9" (3.74m x 3.58m), BATHROOM,**

**OUTSIDE - GARDENS, GARAGE 14'5" x 9'3" (4.39m x 2.81m)**

**Church Road  
Bawdrip | Bridgwater | Somerset | TA7**

**Floorplan:**

**Price: £315,000**

**GENERAL REMARKS AND STIPULATION**

**Tenure:**  
The property is offered for sale freehold, by private treaty with vacant possession on completion.

**Construction:** Solid brick.

**Services:** Mains water, mains electricity, mains drainage, electric heating.

**EPC:** E40

**Council Tax Band:** House: C, Annexe: A

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice likely to be available with O2. Voice and data limited with EE, Three and Vodafone. Data limited with O2.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Very 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 \(somerset.gov.uk\)](#)



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**Wilkie May  
& Tuckwood**

**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 June 2022.

**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.

**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. 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 the 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.