

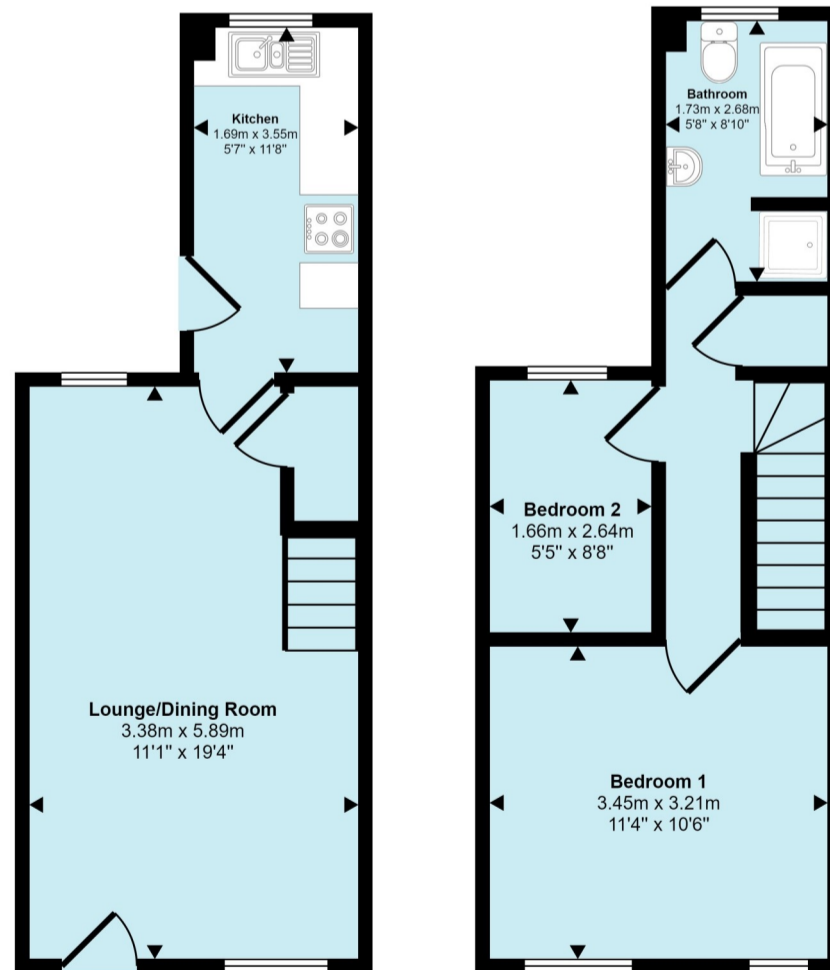


**Camden Mews**  
 Bridgwater, TA6  
 £200,000 Freehold

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<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan



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

This two bedroom semi-detached house benefits from off-road parking, accessed from Camden Road on the west side of Bridgwater. The property is within a very short walk of the excellent local amenities and the town centre is within a few hundred yards. The house would make an ideal first home or an investment. It is offered to the market with no chain.

- West side of Bridgwater
- Within walking distance of town centre
- Over 19' lounge/dining room
- Kitchen over 11'
- Two bedrooms
- Bathroom
- Rear courtyard garden with shed
- Off-road parking for one car at front
- No onward chain

## THE PROPERTY:

The accommodation comprises a door to the lounge/dining room with stairs to the first floor landing and laminate flooring, a useful understairs' cupboard and night storage heater. There is a separate kitchen with a range of high and low level units, plumbing for a washing machine, radiator, recesses for domestic appliances and a double glazed door to the courtyard garden.

Stairs to the first floor landing where there is an airing cupboard, two bedrooms and a bathroom (with bath, tiled surround, separate shower cubicle with a shower over, WC, wash hand basin and a double glazed window).

Outside – To the front is off-road parking for one car and side access to the courtyard garden where there is a storage shed with electric connected.

**LOCATION:** The property is situated on the favoured west side of Bridgwater offering unrestricted parking in Camden Road and within walking distance of the town centre allowing access to the town's amenities including retail and entertainment facilities and is close to junior and senior schools of high repute. Junctions 23 and 24 offer easy access to the M5 motorway. Main line links are available via Bridgwater Railway station. There are regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare together with a daily coach service to London Hammersmith.



## 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, electric heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** A

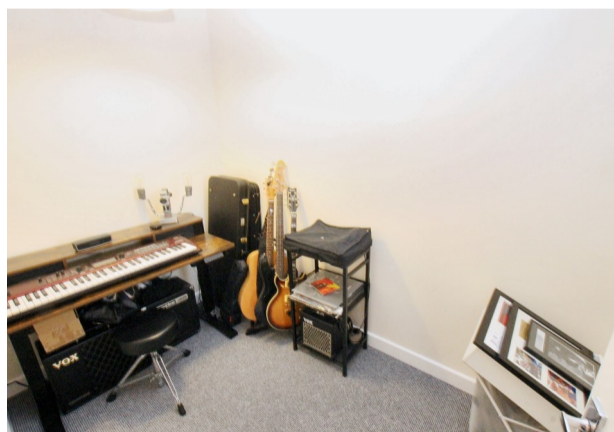
**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

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



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 November 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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