



A one bedroom coach house enjoying a tucked away location in proximity of the town centre with allocated car parking space.

#### LOCATION

Bridgwater historically is a market town and has been a major port and trading centre that still maintains an industrial base. Conveniently situated for the major communication routes throughout South West England, Bridgwater is located between junctions 23 & 24 of the M5 motorway and has a mainline railway station to Paddington, with the "Bridgwater and Taunton canal" providing countryside walks and cycle paths. The November Carnival held annually is now best known for the illuminated magical displays which attracts around 150,000 people from around the country and overseas. The vibrant town centre offers a good range of amenities including Bars, Cafés and Coffee shops including High Street outlets and "Angel Place" shopping centre.

#### DESCRIPTION

An opportunity to acquire a one bedroom coach house style property enjoying a tucked away town centre location in proximity of Blake Gardens and the River Parrett offering recreational facilities and riverside walks. The property offers light and spacious accommodation and has the benefit of an allocated parking space, providing a perfect low maintenance property for owner occupation or as a residential lettings venture.

#### ACCOMMODATION

**Ground Floor** Lounge/diner with open staircase to the first floor, kitchen and bathroom.

**First Floor** Bedroom area with under eaves storage.

**Outside** Allocated car parking space.

#### EPC

Energy Efficiency Rating – E

#### NOTES

We understand that the property has the benefit of the remainder of a 999 year lease from 2007. Full details are available within the Legal Pack. Directional Note: Upon entering Blake Street proceed until reaching the entrance to Admiral Blake Court on your right and the property can be found to the rear of the building.

#### AUCTION VALUER

Wendy Alexander

#### VIEWING

Strictly by appointment with Countrywide Property Auctions 0151 734 7509.