



Asking Price £525,000  
King Square, Bridgwater, TA6 3DG



 **6**  
Bedrooms

 **3**  
Bathrooms

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**An Historic and Character-Filled 6 Bedroom Town House for Sale in a most desirable location**

**THE PROPERTY**

**13 King Square, Bridgwater, TA6 3DG**

*Entrance Porch, Reception Hall, Lounge, Dining Room, Wine Cellar, Kitchen, store Room, Utility Room, Cloakroom, First Floor Landing, Drawing Room, Bedroom, Shower Room, Second Floor Landing, 2 Bedrooms and Bathroom, Third Floor Landing 3 Bedrooms and Bathroom, Gas Central Heating, Decking for Outside Seating Area, Office/Workshop with Wash Room and Cloakroom, steps down to further Cellar/Domestic Offices, Laundry Room and Workshop*

## **SITUATION**

Standing in the most picturesque and attractive location of King Square in the historically important Somerset town of Bridgwater. The property is located approximately one hundred and fifty yards away from the High Street which provides comprehensive facilities. The River Parrett is also approximately one hundred and fifty yards distant. Access to the M5 at Junction 23 to the North and Junction 24 to the South. Mainline railway station in Bridgwater.

## **CONSTRUCTION**

Believed to have been constructed just after the Napoleonic Wars and built mainly of brick and stone and having a tiled and felted roof. The present owner has sympathetically restored the house to most of its former character and style with original features and cornices and it is now presented as an ideal and rare opportunity to purchase a charming and beautifully presented town residence. The property is Grade II\* Listed. Tastefully decorated interior incorporating a modern yet classic palette.

## **ACCOMMODATION**

Entrance Porch, Hall, Lounge, Dining Room; Stairs from Hall down to:- Kitchen, Utility Room, Rear Lobby and Cloakroom; Stairs from Hall to First Floor:- Landing, Drawing Room, Bedroom and Shower Room; Stairs from the First Floor Landing to Second Floor Landing:- Landing, 2 Bedrooms and Bathroom; Stairs from the Second Floor Landing to the Third Floor Landing:- Landing, 3 Bedrooms and Bathroom.

Outside: which has a small area to the front with access to storage area beneath the pavement; Rear of the house has an area of decking for seating with rear pedestrian access.

Office/Workshop, Wash Room, Cloakroom, Steps down to:- Cellars/Domestic Offices and further Cellar. Laundry Room/Workshop.

## **ENTRANCE PORCH**

Panelled entrance door with an arched window over. Fitted cupboard, tiled floor, moulded cornice and ceiling rose

## **HALL**

Glazed door, radiator, moulded cornice and two ceiling roses.

## **LOUNGE** *5.31m x 4.92m / 17' 5 X 16' 2*

Ornamental fireplace, two radiators, dado rail, moulded cornice and ceiling rose. Two fitted cupboards and oak flooring.

## **DINING ROOM** *4.30m x 3.81m / 14' 1 x 12' 6*

Ornamental fireplace, two radiators, dado rail, moulded cornice and ceiling rose. Two fitted cupboards and oak flooring.

## **Stairs from the Hall down to:- LOBBY**

## **WINE CELLAR**

With brick-built compartment

## **OPEN-PLAN ENTERTAINING KITCHEN-DINER** *6.79m x 5.10m / 22' 3 x 16' 9*

Comprehensively equipped with quality kitchen units comprising various base, wall and drawer units with solid wood worktops. Large central island unit with 1½ bowl sink with mixer tap together with cupboards and drawers. Fitted electric 4-ring ceramic hob, fitted oven and cooker hood. Integrated dishwasher, two radiators, part tiled walls, wall light points, twenty down-lighter spotlights, double doors to the outside area at the front of the house and giving access to covered storage areas.

## **STORE ROOM** *2.04m x 1.38m / 6' 8 x 4' 6*

Fitted Cupboard

**UTILITY ROOM** 3.66m x 3.17m / 12' 0 x 10' 5

Single drainer stainless steel sink unit with a mixer tap. Range of base and wall units with roll-top working surfaces. Part-tiled walls, tiled floor and fluorescent strip light. Walk-in pantry.

**REAR LOBBY**

Door to the outside rear

**CLOAKROOM**

White suite comprising wash hand basin, low-level WC and tiled floor.

**Stairs from the Hall to the First Floor:-****LANDING**

Radiator and moulded cornice

**DRAWING ROOM** 7.00m x 5.00m / 23' 0 x 16' 5

A splendid grand family room in the traditional Georgian elegant style of high ceilings with light and airy proportions and having three full-length sash windows with marvellous balcony and original Grade II\* Listed railings spanning the front of the property and enjoying views over King Square. Ornamental marble fireplace with a slate hearth, decorative moulded cornice, two ceiling roses, two chandelier fittings and two radiators.

**BEDROOM** 4.79m x 3.93m / 15' 9 x 12' 11

Two built-in cupboards set within the chimney recess, radiators, sash window into the deep moulded cornice and ceiling rose.

**SHOWER ROOM**

White suite comprising cubicle, vanity unit with inset wash hand basin, low-level WC, extractor fan and radiator.

**Stairs from the First Floor Landing to Second Floor Landing:-****LANDING**

Radiator

**BEDROOM** 5.13m x 4.16m / 16' 10 x 13' 8

Two radiators and two sash windows into the deep cornice giving marvellous views of the Square and allowing in plenty of natural sunlight.

**BEDROOM** 3.74m x 2.66m / 12' 3 x 8' 9

Radiator and sash window into the deep cornice, again, giving marvellous views of the Square and allowing in plenty of natural sunlight.

**BATHROOM** 4.30m x 3.97m / 14' 1 x 13' 0

White suite of Victorian-style Bath, large shower cubicle, vanity unit with inset twin circular wash basins, two built-in cupboards, nine spot lights and radiator.

**Stairs from the Second Floor Landing to Third Floor Landing:-****LANDING**

Radiator and built-in cupboard.

**BEDROOM** 4.64m x 3.49m / 15' 3 x 11' 5  
Radiator and built-in cupboard

**BEDROOM** 3.52m x 3.36m / 11' 7 x 11' 0  
Radiator and access to the loft space

**BEDROOM** 2.69m x 2.31m / 8' 10 x 7' 7  
Radiator and loft access.

**BATHROOM** 3.74m x 2.41m / 12' 3 x 7' 11

White suite comprising Panelled bath, shower cubicle, pedestal wash hand basin, low-level WC, radiator and extractor fan.

## **OUTSIDE**

Small area, at basement level, to the front of the property with access to a storage area beneath the pavement. To the rear of the house is an area of decking for outside seating purposes. Rear pedestrian access. Resident Parking Permit Scheme for upto 3 visitors permits; £60 for the first vehicle and £100 thereafter.

**OFFICE / WORKSHOP** 8.35m x 3.87m / 27' 5 x 12' 8

Fluorescent strip lighting, shelving, built-in cupboard and skylight.

## **WASH ROOM**

Wash hand basin

## **CLOAKROOM**

Low-level WC

**Steps down to:-**

## **CELLARS / DOMESTIC OFFICES**

'Vaillant' gas fired boiler and hot water tank fitted with an electric immersion heater.

**LAUNDRY ROOM / WORKSHOP** 3.83m x 3.74m / 12' 7 x 12' 3

Belfast sink with hot and cold taps and water heater under. Fluorescent strip lighting, various open cellars and coal stores.

## **SERVICES**

Mains Electricity, Water, Gas and Drainage are connected

## **TENURE**

Freehold. Vacant Possession on Completion

## **OUTGOINGS**

Sedgemoor District Council, Tax Band: E £2,592.44 for 2023/24














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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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