



ADMIRALS COURT

Bridgwater, TA6 3EX

Price £189,995

Tamlyns

PROPERTY DESCRIPTION

A stylish and spacious second floor apartment, set within this attractive Grade II listed building, adjacent to Bridgwater's docks, having further benefited from a comprehensive refurbishment and modernisation programme. Cash buyers only. EPC C

Situation

Local Authority

Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Lobby

Hall

15'0 × 4'10 (4.57m × 1.47m)
Plus lobby.

Sitting/Dining Room/Kitchen

28'6 × 24'9 (8.69m × 7.54m)
Max. Including Kitchen units.

Bedroom One

13'2 × 12'8 (4.01m × 3.86m)

Bedroom Two

13'2 × 10'2 (4.01m × 3.10m)

Shower Room

7'11 × 7'1 (2.41m × 2.16m)

Tenure

Leasehold. 99 years from 31st March 1984. Maintenance charge £2,052.50 PA.
Ground Rent £40.00 PA.

Agent's Note

Due to the unexpired lease term it is very unlikely that mortgage finance can be secured against this property.

Material Information

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

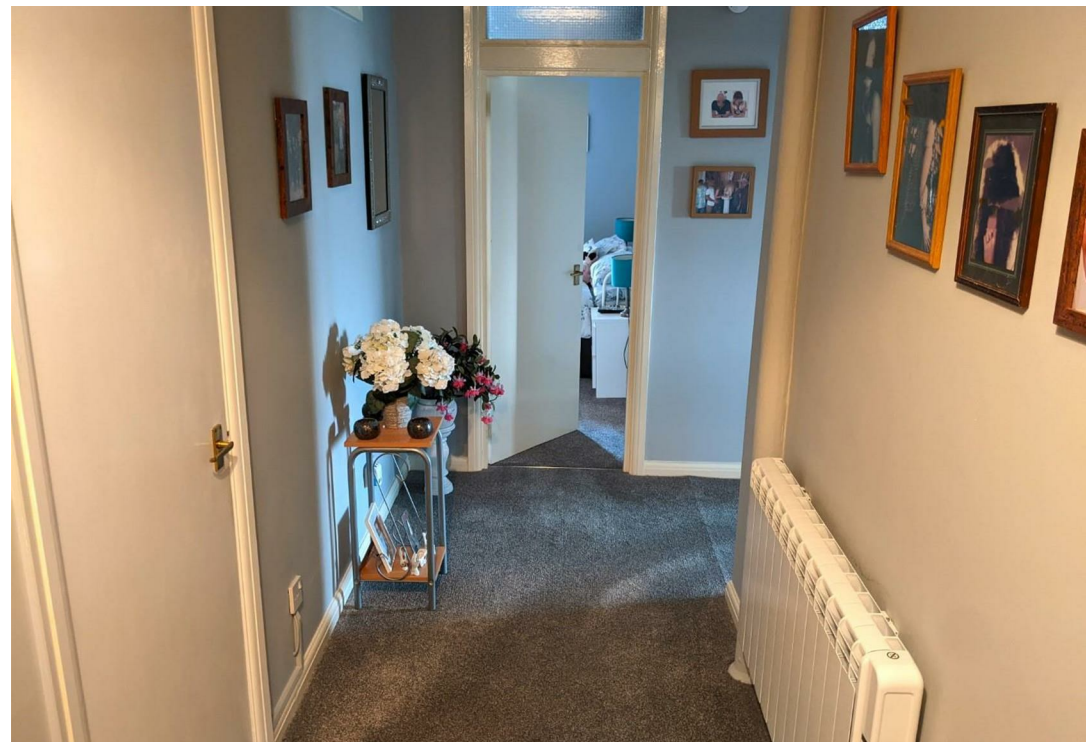
checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information, please see:

flood-map-for-planning.service.gov.uk/location

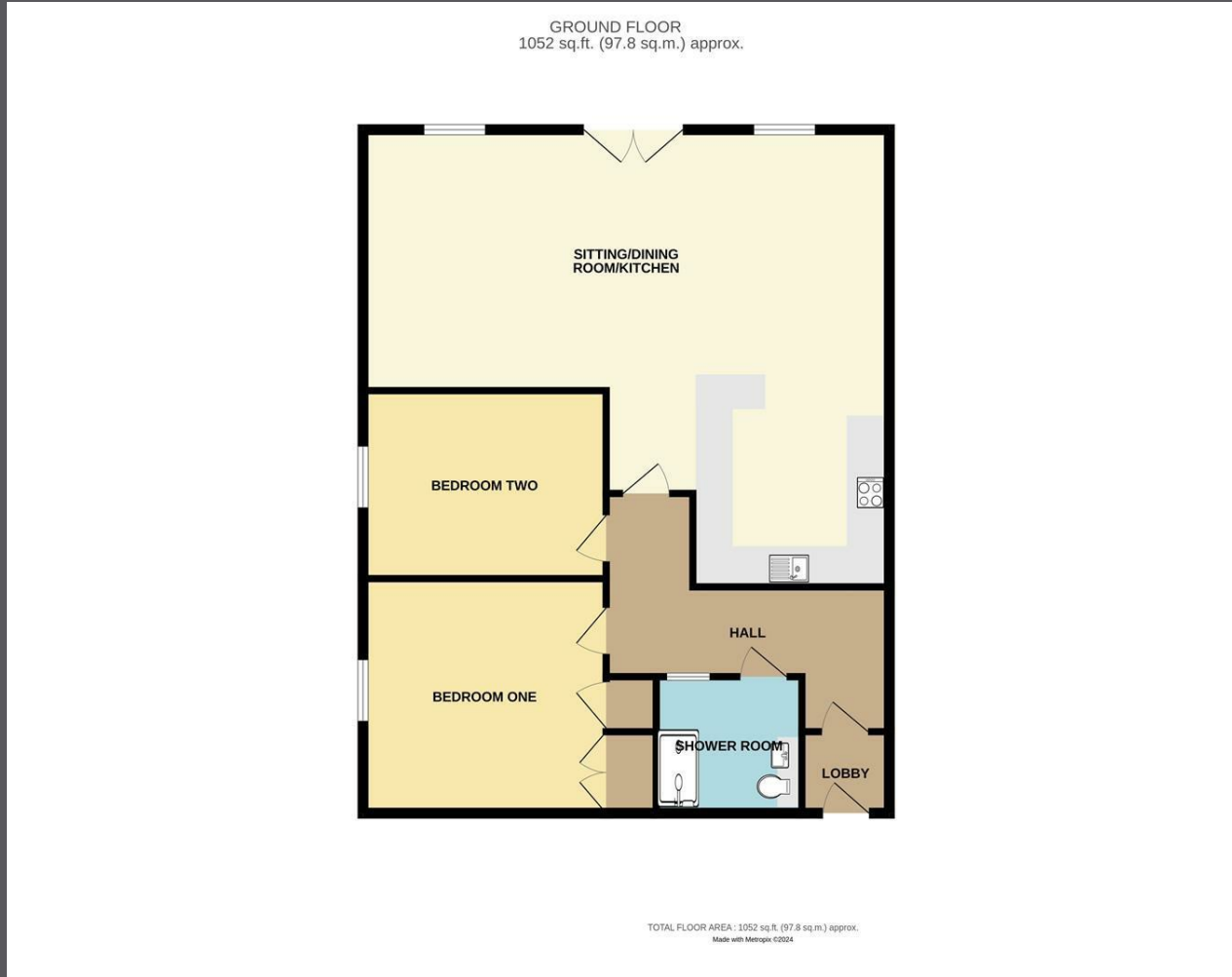
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PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

