



Waverley Wharf
Bridgwater, TA6 3TY

Price £149,950

Tamlyns

PROPERTY DESCRIPTION

A very well-presented, second floor apartment, having benefited from a thorough updating and improvement programme and offered to the market with no onward chain. EPC B

Local Authority

Somerset Council Tax Band: A

EPC Rating: B

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

Entrance Hall

Kitchen/Sitting/Dining Room

21'10" x 17'4" (6.67 x 5.30)

Max.

Bedroom One

11'10" x 9'10" (3.62 x 3.0)

Bedroom Two

11'6" x 8'10" (3.52 x 2.7)

Bathroom

6'9" x 5'6" (2.08 x 1.68)

Material Information

Tenure. Leasehold. Remaining term 89 years. 125 years from 1988. Charges. Maintenance charge £1,040 per year. Ground rent £100 per year.

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

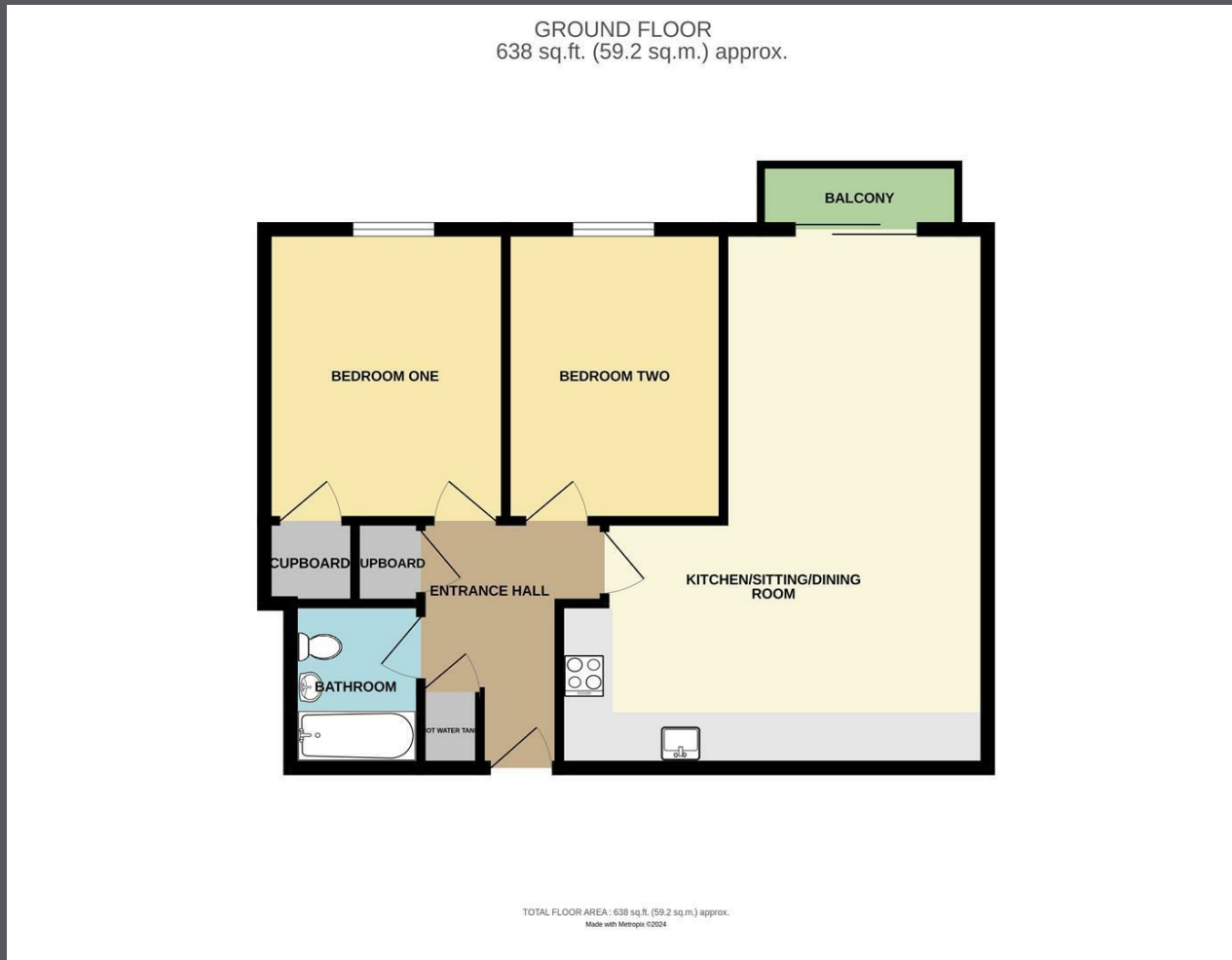
checker.ofcom.org.uk/en-gb/mobile-coverage

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

PLAN



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	83	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

