



17 Quayside
Bridgwater, Somerset, TA6 3TA

Brightestmove

Brightest move

£250,000



Brightestmove are delighted to offer for sale this four storey townhouse which is situated on the popular Bridgwater Docks development with views over the Marina from the living room and two of the bedrooms.

This four bedroom home has been extensively improved over the years and is now being sold with the added advantage of no onward chain. This property was built in 1981 under a 999 year lease. The spacious accommodation which measures 147 square metres overall briefly comprises entrance hallway, garage/boat store and utility room with WC to the ground floor.

The living room, dining area and refitted kitchen are located on the first floor with two double bedrooms and shower room on the second floor and a further two double bedrooms and bathroom on the top floor. Two of the bedrooms have built in wardrobes and the wardrobes are to remain in bedroom 4. Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years. For more information or an appointment to view please contact the vendors sole agents.



Leasehold - 999 years from 25 December 1981.
The freehold title is owned by the Management Company which is run by the residents.

Service Charges - Approximately £298 per quarter.

Ground Rent - £5.00 per annum

SERVICES: Mains electricity, drainage and water HEATING: Electric Storage Radiators
TENURE: Leasehold COUNCIL TAX BAND: D



Garage/Boat Store 36' (max) x 14' 09" (10.97m x 4.5m) (narrowing to 8' 02" (2.49m))

Utility Room 7' 06" x 7' 03" (2.29m x 2.21m)

Dining Area 11' 09" x 9' 06" (3.58m x 2.9m)

Kitchen 9' 03" x 8' 03" (2.82m x 2.51m)

Living Room 17' 03" (into bay) x 14' 09" (5.26m x 4.5m)

Bedroom One 14' 10" x 11' 06" (4.52m x 3.51m)

Bedroom Two 14' 06" x 8' 07" (4.42m x 2.62m)

Bedroom Three 15' 00" x 14' 02" (into eaves) (4.57m x 4.32m)

Bedroom Four 15' 00" x 11' 07" (into eaves) (4.57m x 3.53m)

Approximate Total Floor Area 147 Square Metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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