



Flat B, Fishermans Wharf  
Bridgwater, Somerset, TA6 3HL

Brightestmove



# Brightest move

£125,000



Brightestmove are delighted to offer for sale this split level flat which overlooks the town bridge and the River Parrett to the front.

This two bedroom home offers spacious accommodation and is now in need of updating throughout .

The accommodation which is accessed through communal hallways and courtyards briefly comprises hallway , bathroom , kitchen, living room and two double bedrooms .

There is also an allocated parking space .

Fishermans Wharf is located in the town centre and convenient for a wide range of amenities .



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.

SERVICES: Mains electricity, water and drainage. HEATING: Electric storage radiators

TENURE: Leasehold - 125 years from June 1990. SERVICE CHARGES: Approximately £1510 per annum GROUND RENT: £50 per annum

COUNCIL TAX BAND: A



**Living Room** 15' 06" x 10' 02" ( excluding recess under stairs ) " (4.72m x 3.1m)

**Kitchen** 10' 02" x 8' 07" (3.1m x 2.62m)

**Bedroom One** 12' 07" x 12' 11" (3.84m x 3.94m)

**Bedroom Two** 12' 10" x 12' 07" (3.91m x 3.84m)

**Approximate Total Floor Area** 85 Square Metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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28 High Street, Bridgwater, Somerset TA6 3BJ

Tel: 01278 420444

bridgwater@brightestmove.co.uk

www.brightestmove.co.uk

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