

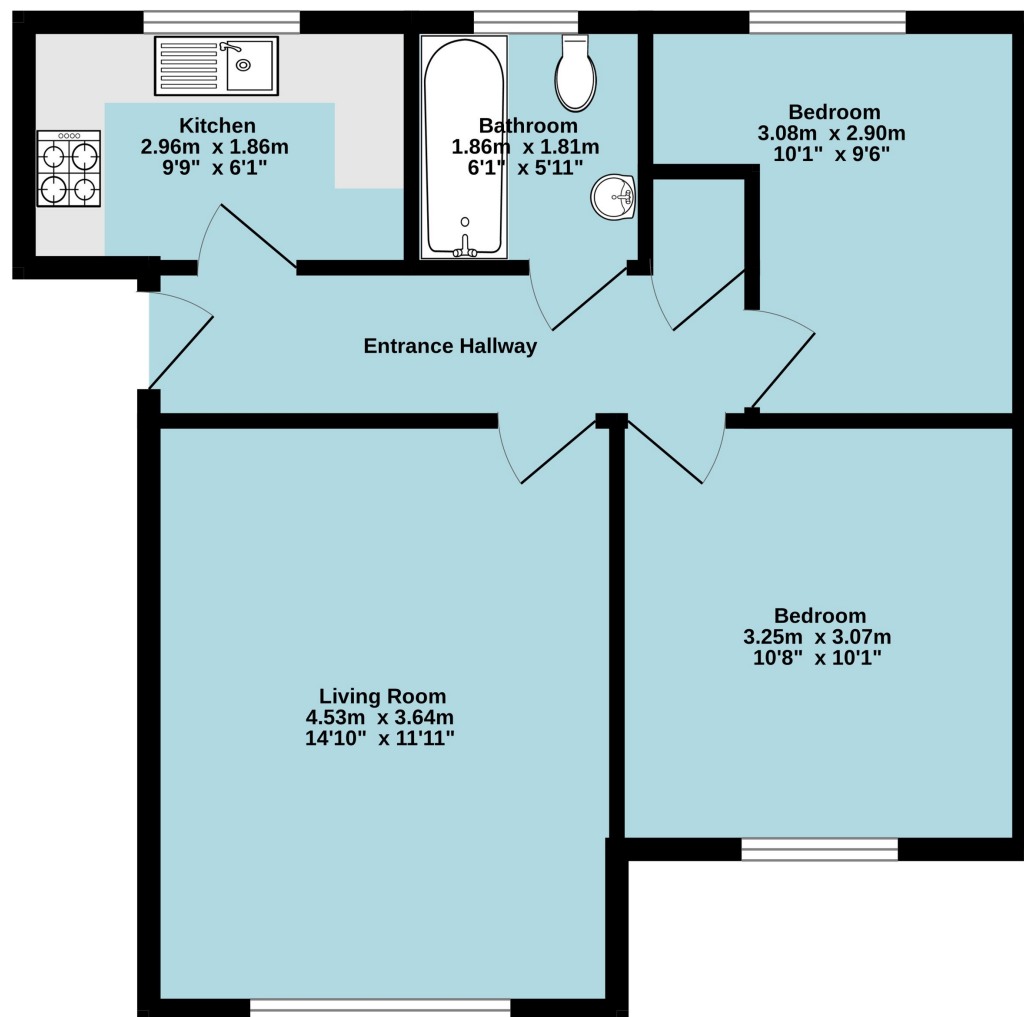


**Colley Lane**  
 Bridgwater, TA6  
 £125,000 Leasehold

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<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan



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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# Description

A well presented two bedroom top floor flat with gas fired central heating and double glazing. Many of the principal rooms have far reaching rooftop views over Bridgwater culminating in the Quantock Hills. The property would make an ideal first home or residential investment.

- Well presented top floor flat
- Far reaching rooftop views
- Two bedrooms
- Over 14' living room
- Kitchen
- Bathroom
- Gas fired central heating
- Double glazing
- One allocated car parking space

## THE PROPERTY:

A well presented two bedroom top floor flat with gas fired central heating and double glazing. Many of the principal rooms have far reaching rooftop views over Bridgwater culminating in the Quantock Hills. The property would make an ideal first home or residential investment.

The accommodation comprises a communal door which opens into communal hall with easy stairs rising to the top (second floor). There is then a further personal door into an entrance hall where there is a useful storage cupboard. The living room is a well proportioned square room with super open views over the town and across to the Quantock Hills. Alongside is a kitchen with a range of wood effect base and wall cupboards along with a built-in oven, hob and hood and to one corner a gas fired boiler which provides heating and hot water.

Both of the bedrooms are doubles and there is a white bathroom which includes a bath, with mains' fed shower over, WC and basin.

Outside – Communal gardens and an allocated car parking space.

**LOCATION:** Situated a level walk from the town's many amenities including its full range of retail, educational and leisure facilities. The M5 junctions 23 and 24 are nearby allowing easy access to the M5 motorway. Main line links via Bridgwater Railway station are a short, level walk away. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith.



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## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold by private treaty

**Leasehold details:** There are 95 years remaining on the lease. Service charge: £152.13 per month. Ground rent: £208.42 per annum.

**Services:** Mains water, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** A

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data are likely to be available with EE, Three, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Low risk **Surface water:** Very low risk **Reservoirs:** Yes **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in January 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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