



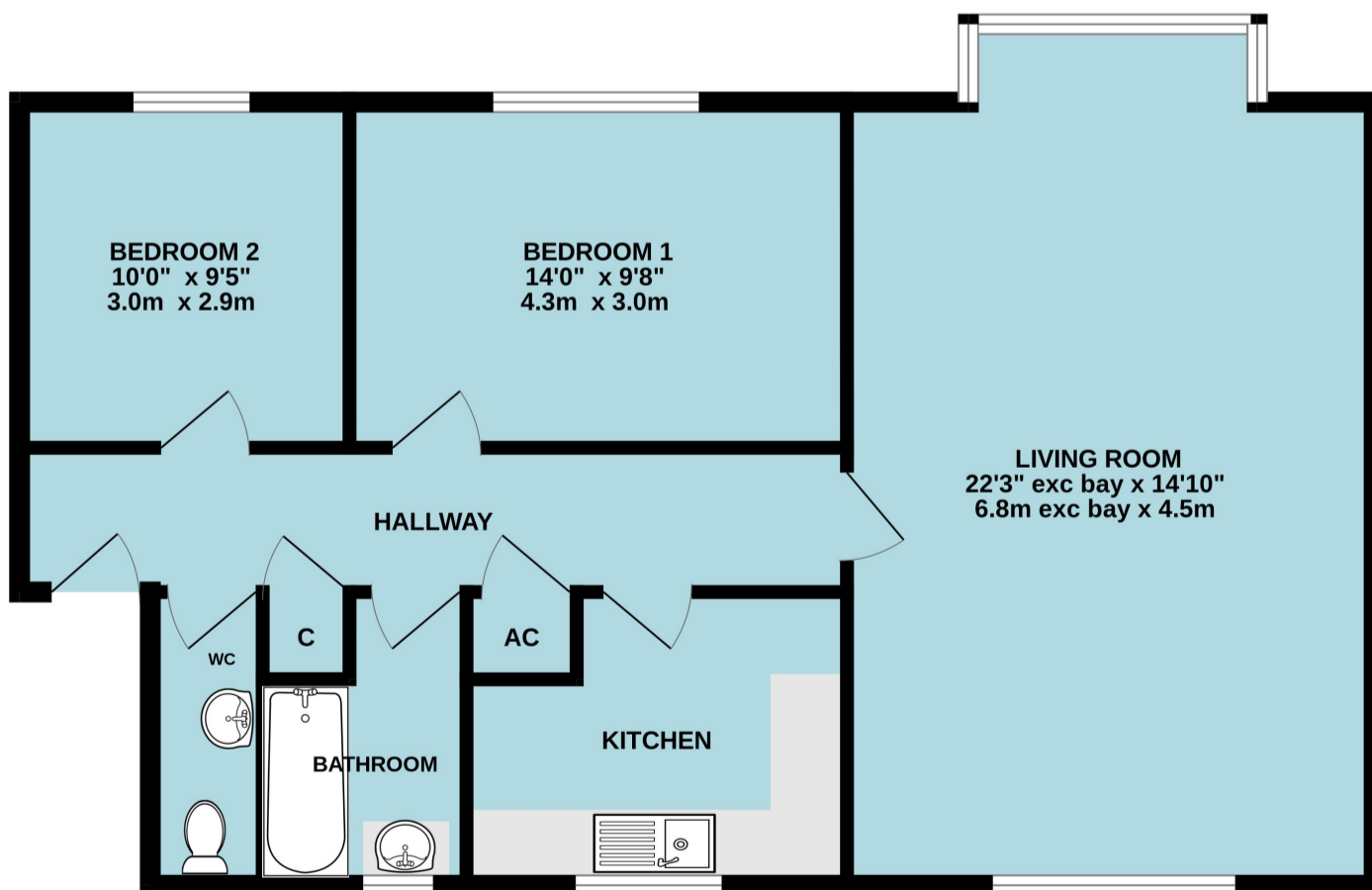
Collingwood Court
 Bridgwater, TA6
 £170,000 Leasehold

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Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR



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 particularly spacious two bedroom apartment located on the highly sought after Docks' development within close proximity of Bridgwater's thriving town centre. The property has recently been updated to include a refurbished kitchen with built-in appliances as well as a new shower over the bath and a newly appointed separate WC and basin. Many of the electric heaters have also been upgraded.

It benefits from a large garage and double glazing.

- Highly sought after Docks' development
- Two bedroom apartment
- Close proximity to town centre
- Over 22' living room with bay window
- Refurbished kitchen
- Bathroom
- Separate upgraded WC
- Double glazing
- Large garage

THE PROPERTY:

The accommodation comprises a communal entrance hall with stairs rising to the second floor. A further door opens into the hall with an airing cupboard and a separate cupboard off. Additionally owners of this apartment have a useful attic storage area accessed from the hallway. There is a large dual aspect living room which is light and airy. A separate refurbished kitchen comprises base and wall cupboards, oven, hob and hood.

Both of the bedrooms are doubles and are complemented by an upgraded bathroom and separate WC.

Outside – There is a garage which is far larger than average and a driveway which provides additional off-road parking.

LOCATION: The property is a five minute level walk to town centre with its full range of amenities including retail, educational and retail facilities and is located on the much sought after Bridgwater Marina area. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith. Junction 23 provides easy access to the M5 motorway.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold by private treaty.

Service charges £77.40 per month (including buildings' insurance), ground rent £5 per annum. 957 years remaining on the lease.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, electric heating.

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

Council Tax Band: B

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 available with EE, Three and Vodafone. Voice likely and data limited with O2.

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