

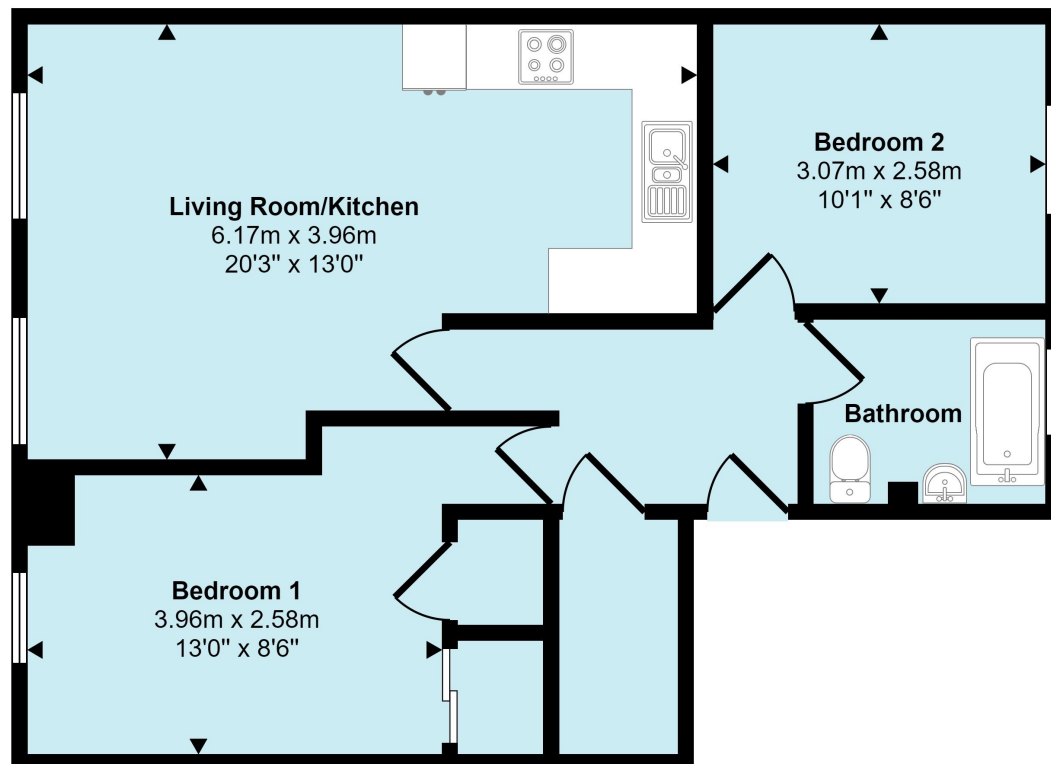


Flat
 Fisherman's Wharf, West Quay
 Bridgwater, TA6
 £132,500 Leasehold

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Wilkie May & Tuckwood

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A well proportioned two bedroom apartment overlooking the River Parrett in a convenient town centre location with the added advantage of an allocated car parking space.

- Two bedroom apartment
- Excellent central position
- Overlooks the River Parrett
- Living room with front aspect
- Over 20' living room/kitchen
- Two bedrooms
- Bathroom
- Small communal courtyard
- An allocated car parking space

THE PROPERTY:

The accommodation comprises a communal door which opens into a reception hallway with a useful recessed cupboard off. There is a large open plan living room/kitchen with multiple windows which overlook the river and across to the town centre. At the opposite end of the room is a kitchen with a range of units incorporating base and wall cupboards, worktops and an oven and hob.

Both of the bedrooms are doubles, one includes wardrobes and an airing cupboard. The bathroom is finished in modern white and includes a bath with electric shower over, basin and WC.

Outside – Allocated car parking space and a small communal courtyard.

LOCATION: Situated within a short walk of the town centre offering convenient access to all the amenities Bridgwater has to offer including retail, leisure and educational facilities. Regular bus links to Taunton, Weston-super-Mare and Burnham-on-Sea are available from the High Street as well as Bridgwater bus station, which also offers a daily coach service to London Hammersmith. Mainline links are available via Bridgwater Railway station – which is a ten minute walk away, with regular services to Bristol and Cardiff – and junctions 23 and 24 of the M5 motorway are close by.



WM&T

GENERAL REMARKS AND STIPULATION

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

Leasehold details: 91 years remaining on lease. Annual ground rent: £50.00 approximately, annual service charge £1,532.28 approximately.

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: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with O2 and Vodafone. Voice and data both limited with EE and Three.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very 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 October 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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