



Flat, Sorrel Drive

Bridgwater, TA5

£150,000 Leasehold

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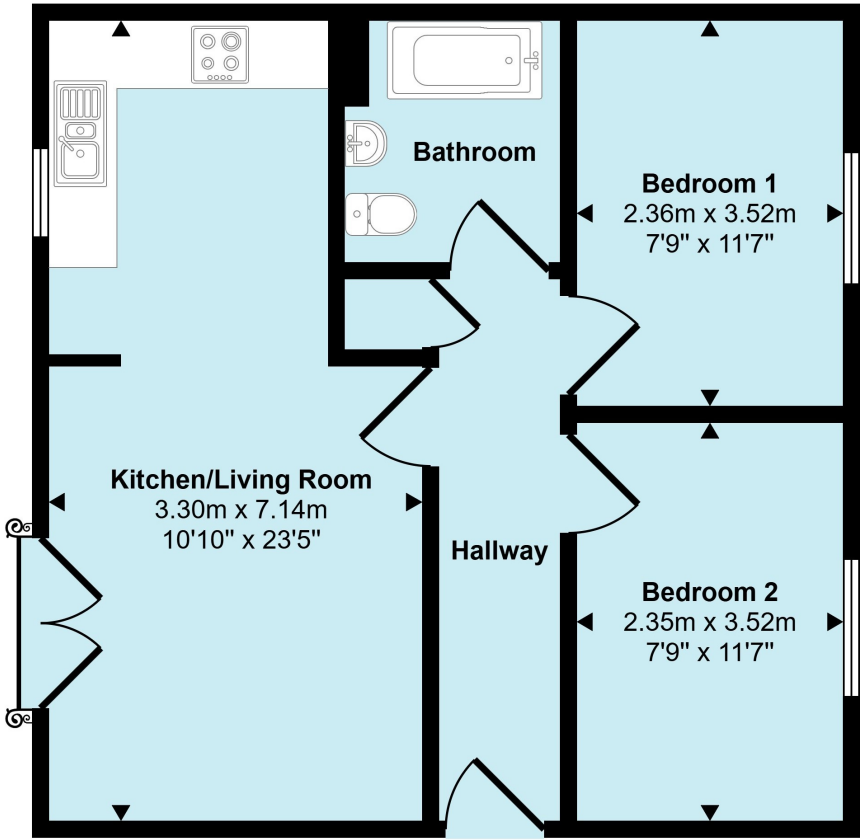
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EPC

Wilkie May

& Tuckwood

Floor Plan



Floorplan

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

The flat is an immaculately presented two bedroom first floor apartment situated in the heart of the Wilstock development benefitting from gas fired central heating, Juliet balcony and an allocated parking space.

- Immaculate two bedroom apartment
- Over 23' kitchen/living room with balcony
- Bathroom
- Gas fired central heating
- One allocated car parking space

## THE PROPERTY:

The accommodation comprises an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

The property would make a perfect first time buyers' purchase or great investment property.

A viewing of the apartment comes highly recommended to fully appreciate what it has to offer.

## LOCATION:

Situated on the popular Wilstock Development on the outskirts of the market town of Bridgwater with convenient M5 junction 24 access allowing excellent access to Taunton, Bristol and Exeter. There is a shop for day to day needs in the neighbouring Stockmoor Village, together with Somerset Bridge Primary School. A bus service to Bridgwater runs from Stockmoor Village. Bridgwater offers a wide range of amenities including retail, educational and leisure facilities. Main line railway links are available via Bridgwater Railway station together with daily coach service to London Hammersmith from the bus station.



WM&T

## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold by private treaty. 993 years remaining on the lease. Annual service charge of £1,506.

**Construction:** Traditional construction.

**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: 1000Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data both limited with EE, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very 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 June 2025.

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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

**Tel: 01278 425195**

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