



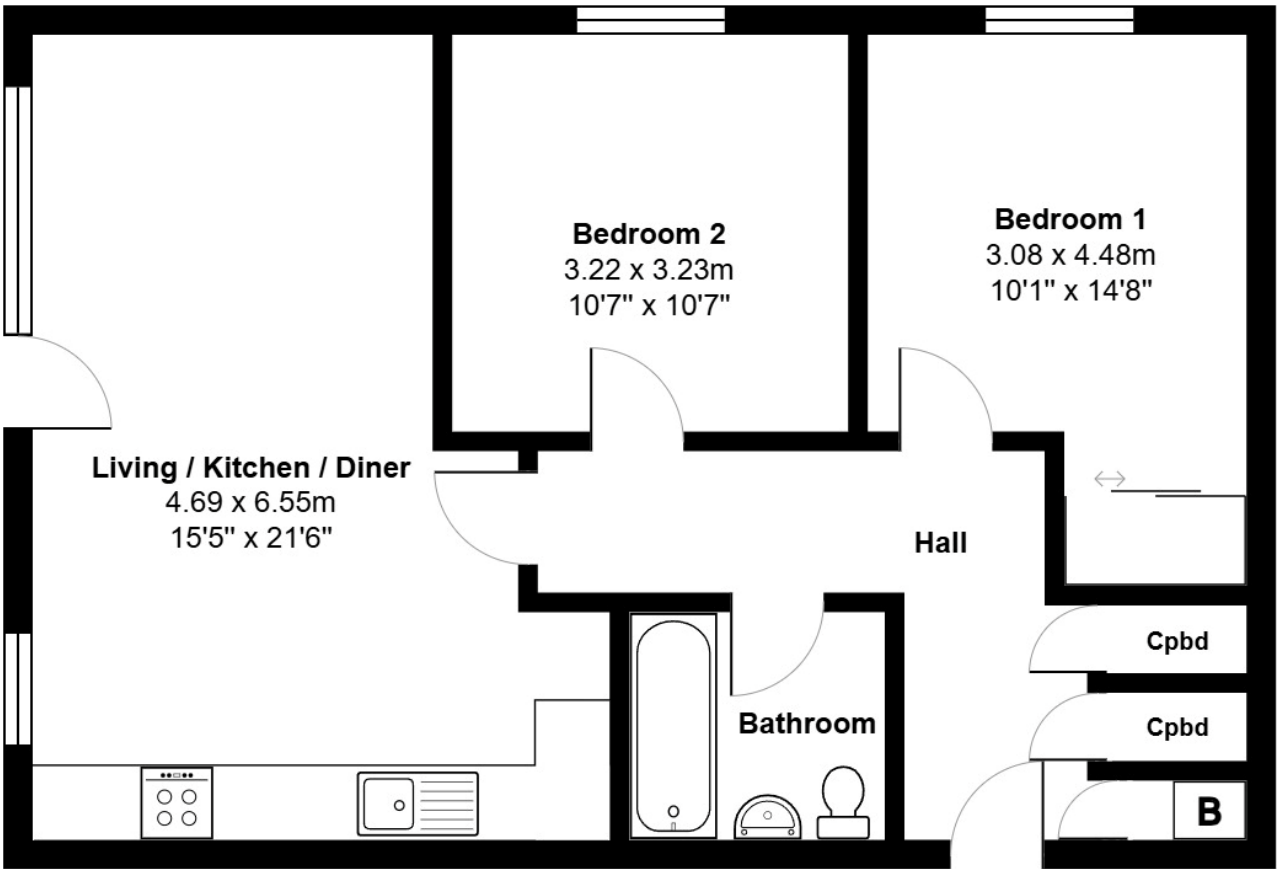
**Calabrese Court**

Nokoto Drive, Bridgwater, TA6  
£125,000 Leasehold

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Wilkie May  
& Tuckwood

**Floor Plan**





# Description

Presenting this modern, two double bedroom, first floor apartment, situated in the heart of Stockmoor. There is one allocated parking space with the apartment.

- Modern two bedroom apartment
- In the heart of Stockmoor
- Living/kitchen/diner with views
- Principal double bedroom
- Second double bedroom
- Bathroom
- Gas central heating
- One allocated car parking space

## THE PROPERTY:

The property is a larger design than other apartments in the block. Briefly, the apartment comprises a generously sized hall with two storage cupboards and a boiler cupboard. A spacious, light and open plan living/kitchen/diner with Juliet balcony, large window, second window and generous space for living, dining and entertaining. The kitchen hosts ample worktop and unit space, sink, some appliances and space for other appliances.

The principal bedroom is a good size double bedroom with built in storage benefitting from sliding mirrored doors. The second bedroom is another good size double bedroom. The family bathroom hosts a bath with shower over, toilet, basin, tiled floor and towel radiator.

The property benefits from gas central heating and double glazed windows throughout.

There is one allocated parking space with the apartment.

## LOCATION:

The property is situated in a cul-de-sac position on the popular Stockmoor development with a supermarket, pharmacy and take-aways on your doorstep whilst a primary school is very close by. Access to the M5 motorway is conveniently situated at junction 24. Bridgwater is approximately 1.5 miles away and offers a full range of amenities including retail, educational and leisure facilities. North Petherton is approximately 1 mile away offering a range of amenities for day to day needs including junior school, GP, pharmacy and a library. Main line railway links are available at Bridgwater railway station together with a 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.

**Lease details:** 113 years remaining. Most recent ground rent: £299 per annum. Most recent service charge: £2,380 per annum.

**Construction:** To be confirmed.

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

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

**Flood Risk: Rivers and sea:** Low risk      **Surface water:** Low risk      **Reservoirs:** Likely      **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 July 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.

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