



Blake Court

Bridgwater, TA6

£240,000

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Wilkie May

& Tuckwood

Floor Plan

Approx Gross Internal Area
75 sq m / 810 sq ft

Living/Dining room
3.66m x 6.34m
12'0" x 20'10"

Kitchen
2.23m x 2.30m
7'4" x 7'7"

Shower Room

Utility cupboard

Hallway

Bedroom 2
2.96m x 3.50m
9'9" x 11'6"

Bedroom 1
3.00m x 3.86m
9'10" x 12'8"

Wardrobe
1.85m x 1.16m
6'1" x 3'10"

En Suite
2.04m x 2.13m
6'8" x 7'0"

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.

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Description

This spacious well-presented and appointed ground floor apartment is situated in a prestigious McCarthy stone development, benefitting from its own patio doors opening to communal gardens and is served by underfloor electric heating. It boasts two bedrooms with walk in wardrobe and ensuite as well as a modern, well equipped kitchen, shower room, use of communal lounge and visitor's car park.

- Centrally located in the town
- All local amenities within walking distance
- Easily accessible ground floor flat
- Useful utility room
- Well equipped modern kitchen
- Underfloor heating
- Use of communal lounge
- On site Manager
- Exclusively designed for independent living
- Two spacious double bedrooms
- Walk in wardrobes
- Ensuite shower rooms
- Communal gardens
- Access to Visitors Car Park

THE PROPERTY:

The apartment is situated on the ground floor and comprises a door to the entrance hall with entry phone system.

Near by there is a useful utility cupboard with electric boiler powering underfloor central heating system. Located here is a washing machine / dryer and also a vented boiler for well-established air filtration system used throughout the apartment. A further door leads through to a living/dining room with doors opening to private patio which opens to easily access the communal gardens.

The property has a separate kitchen with a range of high and low level units, integrated appliances including a fridge freezer and oven, hob and extractor hood and rear window.

There are two further spacious double bedrooms with a walk in fitted wardrobe to the master bedroom, furnished with extensive hanging rails and shelving. Here there is also an ensuite shower room, with double shower, vanity sink, WC, heated towel rail and lighted mirror unit. There is a family shower room, containing a shower cubicle, WC, vanity sink unit and mirror.



LOCATION:

Blake Court is a prestigious development of apartments situated close to the town centre with visitors' parking and has a communal living room, with kitchen, guest suite and cloakroom facilities, together with a House Manager and 24-hour Piper alarm system in place.

The development is designed for independent living for people aged 60 and over and is presented to a very high specification.

LOCATION: Walking from our St Mary Street office – turn right from our office and continue into the town centre. Bear left and continue past the Admiral Blake statue going towards the Guy Fawkes' statue. The Natwest bank will be seen on your right hand side. Keep the Natwest on your right hand side proceeding to the Great Escape public house. Keep this on your left hand side and continue to the pedestrian crossing. Cross at the pedestrian crossing and turn right, and Blake Court will be found approximately 150 metres on the left hand side.



GENERAL REMARKS AND STIPULATION

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

Leasehold details: 990 years remaining. Ground rent £495 per annum.

(Annual buildings' insurance is included and also includes water charges, communal services, repairs and maintenance).

Age restriction: 60 and over. A 55 year old can move if they have a partner who is over 60 years.

Note: There is no purchased parking space with the property. 4 Visitor spaces available.

Construction: Traditional.

Services: Mains water, mains electricity, mains drainage, underfloor 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: 1000 Mps download and 1000 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE, Three, 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 \(somerset.gov.uk\)](#)

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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 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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