



# Apartment

Bridgwater, Somerset, TA6

**WILKIE MAY  
& TUCKWOOD**



## DESCRIPTION:

The property which is bright and airy throughout includes a modern well fitted kitchen with quality kitchen cupboards, roll-top worktops with oven and hob. Alongside there is a bathroom with a modern white suite comprising a bath, WC and wash hand basin. The whole property is uPVC double glazed throughout and is fitted by gas via a combination boiler. A major feature of the apartment is the sitting/dining room which is triple aspect and enjoys far reaching rooftop views over Bridgwater, culminating in the Quantock Hills.

The accommodation briefly comprises an entrance hall with two useful cupboards off. A well-proportioned sitting/dining room, two generous bedrooms (with the principal bedroom having fitted wardrobes) as well as a kitchen and bathroom.

Outside – There are communal gardens and grounds along with a carport and an allocated car parking space.

The property would make an ideal first home or residential investment and is a 2 minute walk to the free Hinkley Point bus stop.

## DIRECTIONS:

Leave our office on St Mary Street, proceed through the one-way system and straight over the mini-roundabout. At the traffic lights turn left on to Broadway, continue through the next set of traffic lights with Morrisons supermarket on your right hand side. Turn right at the following set of traffic lights on to Taunton Road. Continue over the canal bridge, taking the following turning on your left into Southgate Avenue and first left again in to Old Taunton Road. Take the first right on to Manley Gardens. The property can be found shortly afterwards on the right hand side.

## LOCATION:

The property is situated close to the Bridgwater Canal where pleasant rural walks can be enjoyed. The property is situated close to the centre of the market town of Bridgwater which offers a wide range of amenities including educational, retail and leisure facilities. The M5 junction 23 and 24 are nearby together with main links via Bridgwater Railway Station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith.





A beautifully presented two bedroom top floor apartment located in a convenient position within a level walk of the town centre.

Viewings come highly recommended.

ACCOMMODATION [All measurements are approximate],

ENTRANCE HALLWAY, LIVING ROOM 17'9" x 10'3" (5.41m x 3.12m), KITCHEN 11'7" x 6'3" (3.53m x 1.90m)

First floor landing with

BEDROOM ONE 10'1" x 8'11" (3.07m x 2.71m), BEDROOM TWO 10'2" x 8'1" (3.09m x 2.46m), BATHROOM

Manley Gardens  
Bridgwater | Somerset | TA6

Price: £115,000

GENERAL REMARKS AND STIPULATION

Tenure:

The property is offered for sale leasehold, by private treaty with vacant possession on completion.

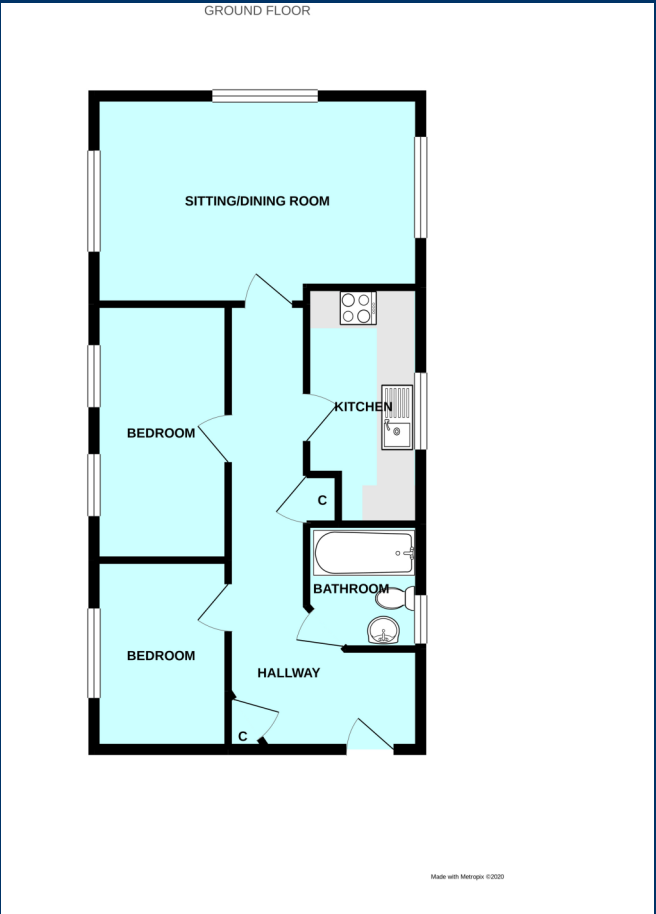
Services:

Mains water, mains electricity, mains drainage, gas fired central heating.

EPC: C80

LEASEHOLD DETAILS: 145 YEARS REMAINING  
ANNUAL GROUND RENT: £300  
ANNUAL SERVICE CHARGE: £757.44

Floorplan:



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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 August 2020.

**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.

**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. 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 the 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.