

Natasha Howarth
ESTATE AGENTS



Maddocks Court Waverley Wharf, Bridgwater, TA6 3TX

£119,950

Natasha Howarth Estate Agents are delighted to offer to the market this spacious and conveniently located two-bedroom, purpose-built top-floor apartment, situated within a block of similar properties in this sought-after area of Bridgwater.

Offered for sale with NO ONWARD CHAIN, the property is ideally positioned close to the Docks and within walking distance of the town centre, making it an attractive choice for first-time buyers, downsizers or investors.

The double-glazed accommodation briefly comprises an entrance hallway, generously sized lounge/diner, kitchen, two good-sized bedrooms and a bathroom.

Further benefits include a private balcony, electric heating, security phone entry system, residents' lift and communal residents' parking.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via communal door and hallway to stairs or lift leading to own flat door.

ENTRANCE HALLWAY

Security entry phone, large storage cupboard, airing cupboard housing the water tank, electric radiator and access to:

LOUNGE/ DINER

Double glazed patio doors leading onto own private balcony. Electric radiator.

KITCHEN

Fitted with a range of matching base and draw units with roll top work surfaces over with stainless steel sink and drainer unit inset. Freestanding cooker to remain with stainless steel chimney style extractor fan over and splashback. Space and plumbing for washing machine, space for fridge/ freezer. Tiled splashbacks.

BEDROOM ONE

Double glazed window. Electric radiator.

BEDROOM TWO

Double glazed window. Electric radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with wall mounted electric shower over, wash hand basin and WC, predominantly tiled walls.

EXTERIOR

Communal residents parking.

PARKING

Communal residents parking.

SERVICE CHARGE & GROUND RENT

Service charge for 2026- £1300

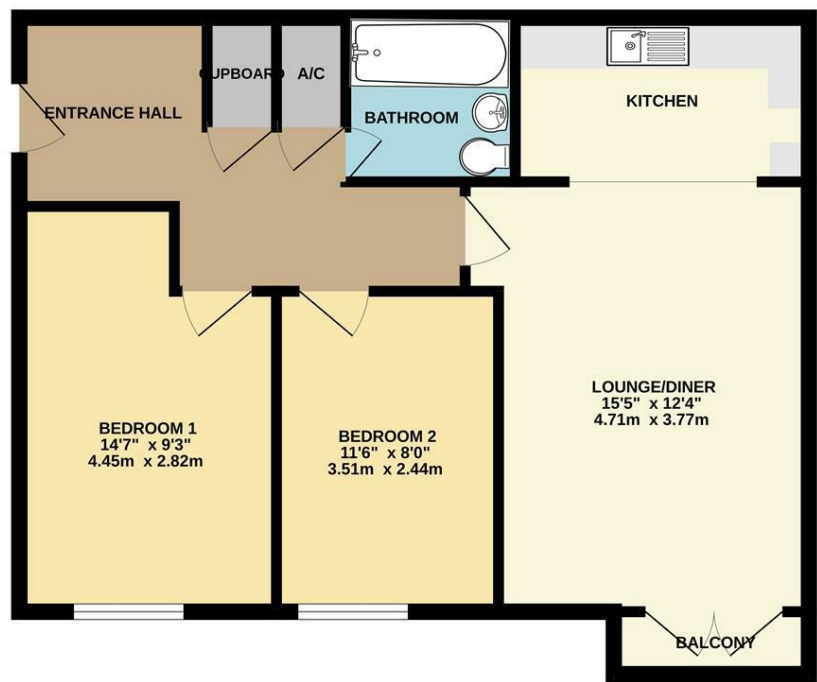
Ground rent for 2026- £100

SERVICES

Mains electricity, water and drainage.

Floor Plan

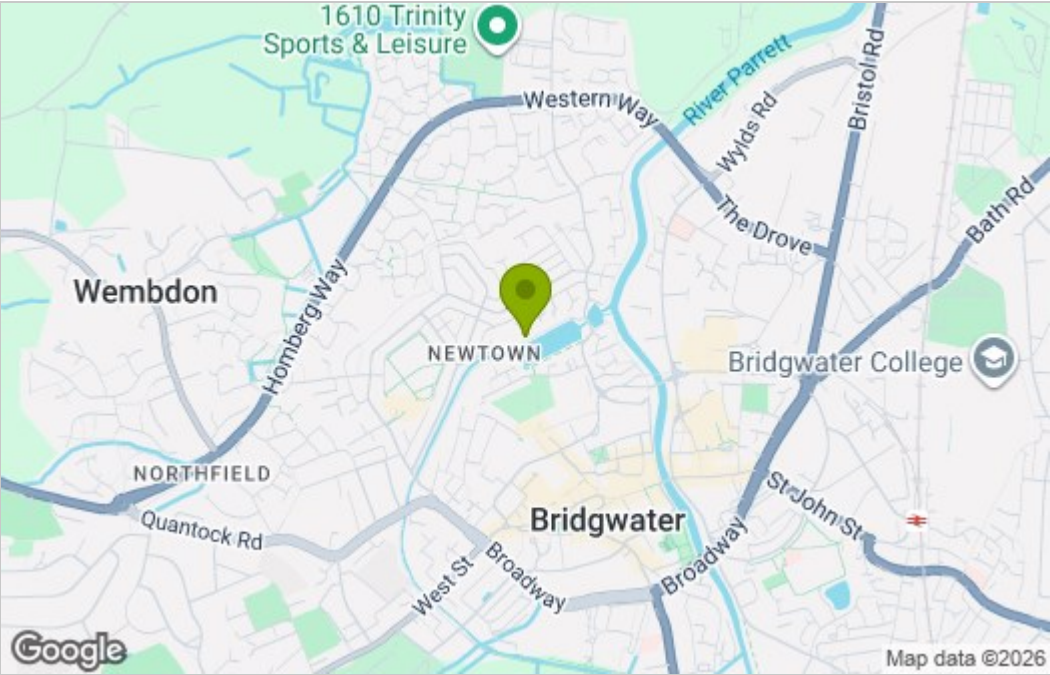
GROUND FLOOR



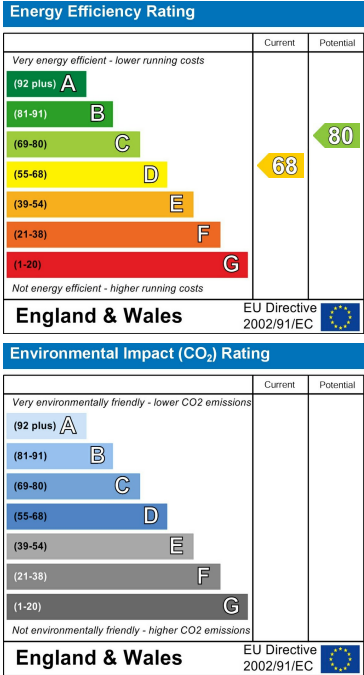
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix iC300

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.