



 2  1  1 EPC C

£117,600 Leasehold

Chillingham Drove  
Stockmoor  
Bridgwater

**COOPER  
AND  
TANNER**



# Chillingham Drove Stockmoor Bridgwater

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## £117,600 Leasehold

### Description

A beautifully presented two double bedroom ground floor apartment, which has been finished to a show home standard. Ideal for first time and investor buyer's situation on the east side of Bridgwater. Close connection to HPC pick up points and junction 24 of the M5.

### Accommodation

The apartment is entered through a communal doorway with a telephone entry system. Located on the ground floor giving easy access with no stairs.

From the entrance hall within the apartment there is wooden flooring throughout the apartment and doors to the sitting/dining room, kitchen, both double bedrooms, bathroom and storage cupboard.

The sitting/dining room is larger than average giving plenty of space for a dining room table, chairs and accompanying lounge furniture with a front aspect window.

Bedroom one will accommodate a king size bed and large wardrobe, still giving ample space around with a front and side aspect window. Bedroom two is also a double size with space for wardrobes, drawers and a rear aspect window.

The bathroom comprises of a panel bath with a system fed shower over, pedestal wash hand basin, W/C and a frosted rear aspect window.

Within the kitchen there is a range of wall, base units and drawers with space for a washing machine and fridge/freezer. Built in electric oven, gas hob, extractor fan and a rear aspect window.

Along with this apartment comes allocated off road parking.

### Location

Chillingham Drove stands on the edge of Stockmoor with local shops and primary school close by. Offering particularly straight forward access to junction 24 of the M5 motorway, along with the useful range of amenities for day to day needs. Bridgwater is 1½ mile distant and offers a full range of facilities along with a railway station and a daily coach service to London. Within close proximity of the Hinkley Point park and ride at J24 and bus pick up points.

### Agent Notes

Years remaining on the lease: 141 Years

Yearly service charge: £1,296

Yearly ground rent: £232.42

(These figures have been given by the current owner.)

#### Local Information Bridgwater

**Local Council:** Sedgemoor District Council

**Council Tax Band:** A

**Heating:** Gas Central Heating

**Services:** All Mains Connected

**Tenure:** Leasehold



#### Motorway Links

- M5, J24
- M5, J23



#### Train Links

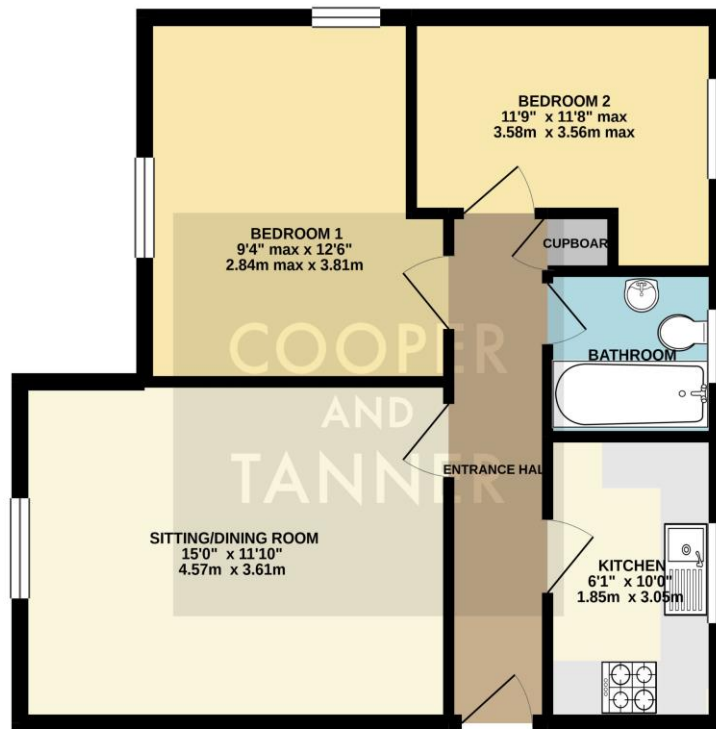
- Bridgwater
- Taunton



#### Nearest Schools

- Somerset Bridge Primary School
- Robert Blake Science College

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 sq.m.) approx.

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.  
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