



QUAYSIDE

Bridgwater, TA6 3TA

Price £179,950

Tamlyns

PROPERTY DESCRIPTION

Tamlyns welcomes to the market this spacious 3 bedroom first floor apartment situated with the docks area of the market town of Bridgwater.

The property briefly comprises of entrance hall, open plan lounge / dining room, kitchen, 3 bedrooms and bathroom.

Outside there is off street parking and a large than average garage.

Situation

* First Floor Apartment * 3 Bedrooms * Lounge / Dining Room * Kitchen * Bathroom
* Larger than garage.

Local Authority

Somerset Council Tax Band: C
Tenure: Leasehold
EPC Rating: E

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Accommodation

All sizes are approximate.

Communal Entrance

Communal Entrance with stairs leading to first floor and door to number 29 :-

Entrance Hall

Front door into entrance with doors leading to :-

Lounge / Dining Room

23'10" × 13'0" (7.27 × 3.98)

Open plan Lounge / dining room with window to the side and french doors leading out to the balcony, electric wall heater.

Kitchen

13'6" × 7'1" (4.13 × 2.17)

Double glazed window to side, range of wall & base units with roll top work surface over, built in fridge / freezer, built in electric over with hob over and extractor fan, breakfast bar.

Bedroom 1

15'4" × 9'5" to wardrobes (4.69 × 2.88 to wardrobes)

With built in wardrobes, doors leading out to the balcony, wall heater.

Bedroom 2

15'4" × 6'7" to wardrobes (4.68 × 2.02 to wardrobes)

Built in wardrobes, window to the front, electric wall heater.

Bedroom 3

13'10" × 10'9" (4.22 × 3.28)

Double glazed window to the front, electric wall heater

Bathroom

8'6" × 8'6" (2.61 × 2.61)

Pedestal wash hand basin, low level w/c, paneled bath, shower cubicle, airing cupboard housing hot water tank.

Balcony

Garage

24'1" × 10'5" (7.36 × 3.19)

Larger than average garage, sink unit, light & power, electric garage door.

Tenure

999 years lease from 1981 Ground rent of £5.00 Per Year & Service Charge £1064.00 per year

Material Information...

Additional information not previously mentioned

- Mains electric & water
- Water metered.
- Heating - electric wall heaters
- Mains sewage.
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

Council Tax Band C

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

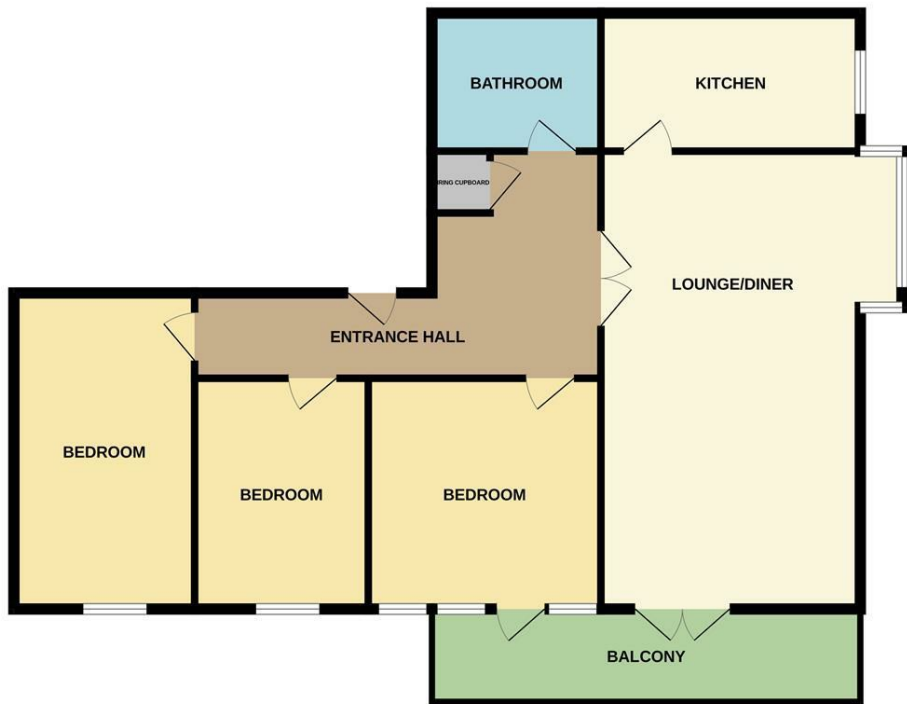
PROPERTY DESCRIPTION



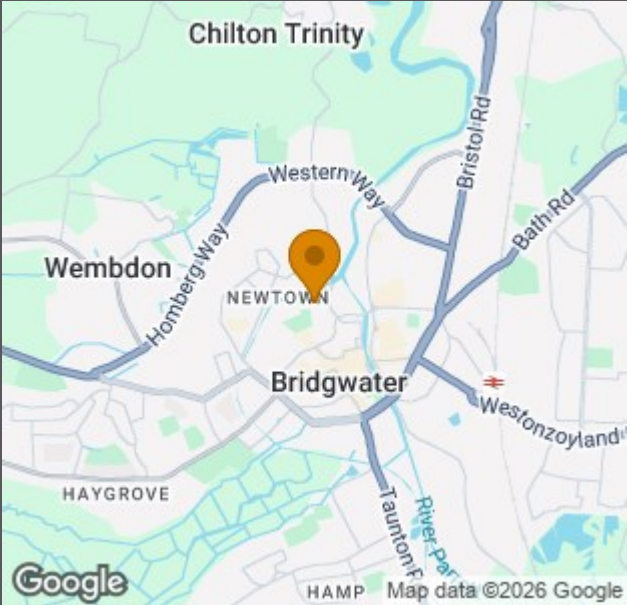




PLAN



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

