

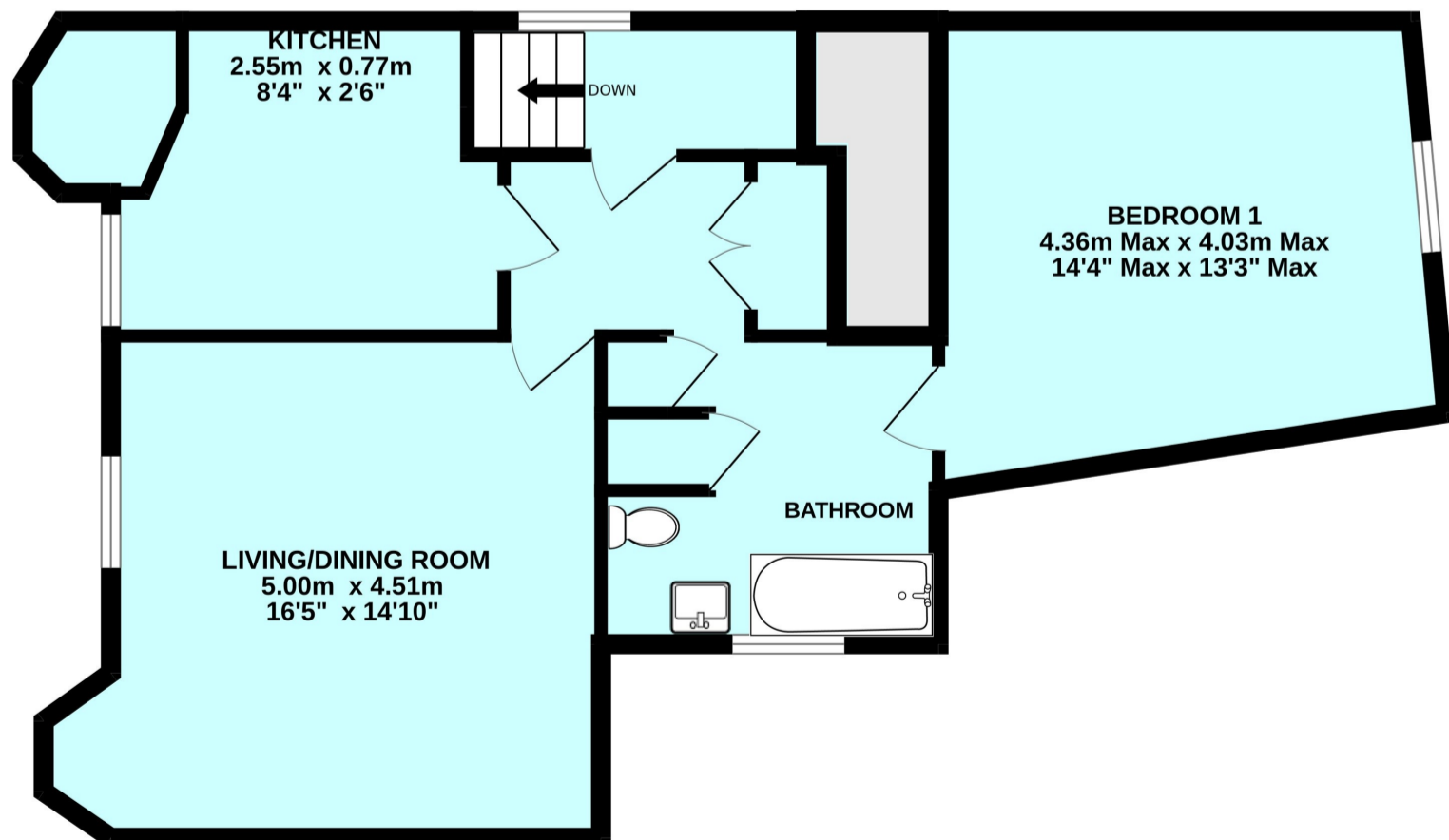


Apartment
Bridgwater, TA6
£139,950 Leasehold

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Wilkie May & Tuckwood

Floor Plan



Description

This beautifully converted replica Tudor gatehouse offers a one bedroom first floor apartment, has many original features, is fitted to a very high specification with a central position in the market town centre of Bridgwater. The dwelling benefits from an allocated off-road parking space with additional permit parking if required.

- Unique period property
- One bedroom apartment
- Character features throughout
- Central town location
- Lounge/dining room with front aspect
- Modern grey kitchen
- Principal bedroom
- Beautifully equipped bathroom
- Off-road parking

THE PROPERTY:

This unique apartment consists of one of three in the Castle which was originally built in 1851 and was designed to replicate an ornate Tudor gatehouse. The detached castle is Grade II* Listed and has many original period features and offers a wealth of charm and character including modern industrial-style light fittings.

The apartment is on the first floor and is situated in a central position in the market town centre of Bridgwater close to shops and amenities along with off-road parking and residents' parking in the vicinity.

The apartment has superb internal oak doors and mullion windows throughout. The accommodation comprises a door to the shared entrance hall which gives access to the first floor and a door to the apartment. In the entrance hall there is a useful understairs' storage cupboard, an airing cupboard and an additional storage cupboard. The property has a lounge/dining room with a front aspect window offering a great deal of character. There is a separate kitchen with a front aspect window which is fitted with a beautiful range of grey fronted units, integrated appliances including a dishwasher, a washer/dryer, microwave, fridge/freezer, oven, hob and an extractor hood. From the inner lobby is access to the principal bedroom with a useful storage area and rear aspect window.

The property has a beautifully equipped bathroom with a freestanding bath with claw feet, vanity unit, WC and a double glazed obscure window. All fitted appliances in the kitchen and bathroom are less than two years' old.

LOCATION: Situated within a three minute walk of the town centre offering convenient access to all the amenities Bridgwater has to offer including retail, leisure and educational facilities. Regular bus links to Taunton, Weston-super-Mare and Burnham-on-Sea are available from the High Street as well as Bridgwater bus station, which also offers a daily coach service to London Hammersmith. Mainline links are available via Bridgwater Railway station - which is a ten minute walk away, with regular services to Bristol and Cardiff - and junctions 23 and 24 of the M5 motorway are close by.



WM&T

GENERAL REMARKS AND STIPULATION

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

Leasehold details: Leasehold—187 years remaining.

Service charge: £900 per annum including building insurance. Ground rent: £130 per annum.

Services: Mains water, mains electricity, mains drainage, electric heating.

Local Authority: Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR

Council Tax Band: A



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 April 2023.

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.

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