

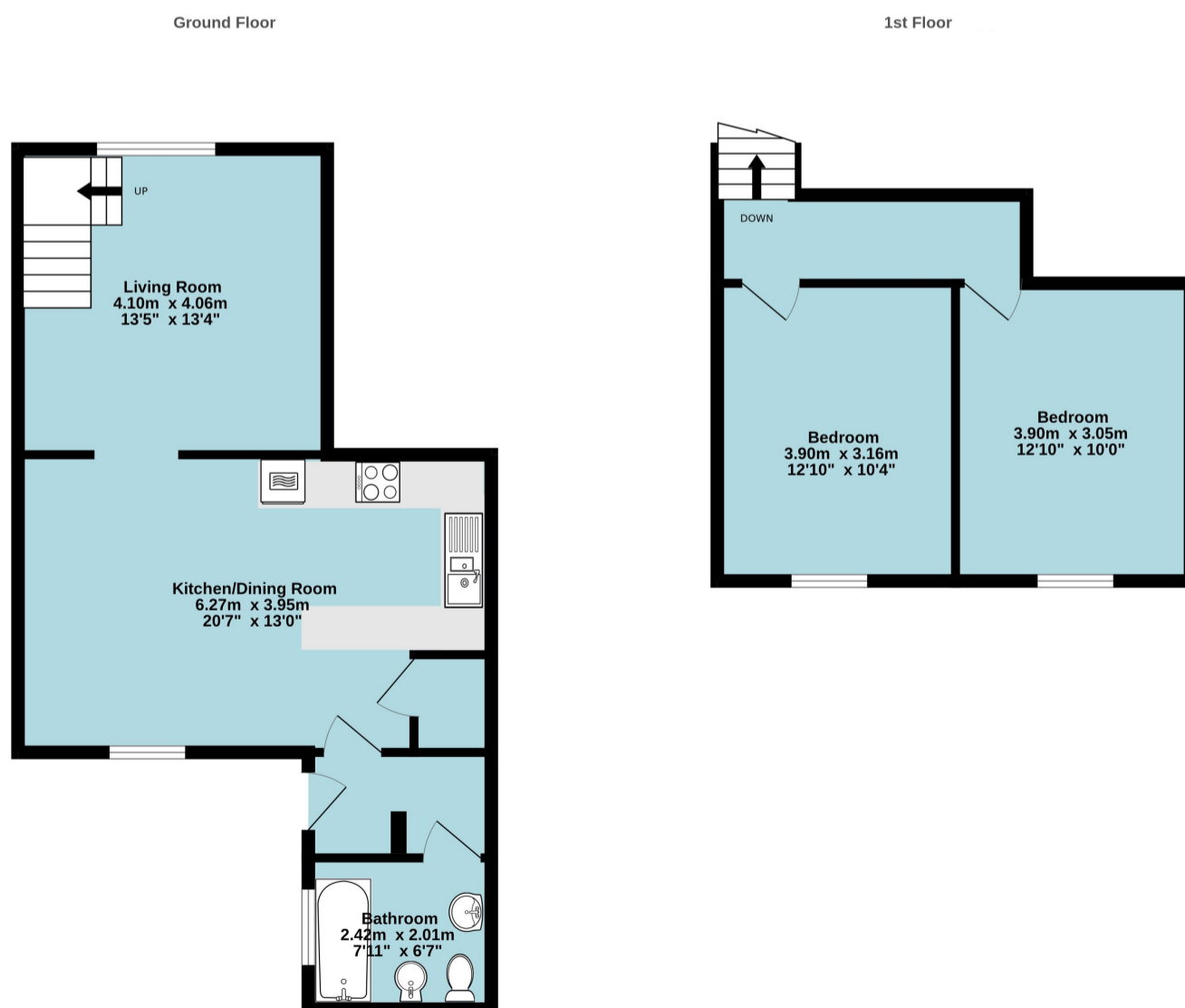


Fisherman's Wharf
 West Quay, Bridgwater, TA6
 £150,000 Leasehold

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Wilkie May & Tuckwood

Floor Plan



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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Description

A superb two bedroom apartment arranged over two floors situated in a central location overlooking the River Parrett and town bridge. The property benefits from allocated parking and is particularly bright and airy with quality fixtures and fittings throughout.

- Two bedroom apartment
- Excellent central position
- Overlooks the River Parrett
- Living room with front aspect
- Over 20' kitchen/dining room
- Bathroom
- Two bedrooms
- Small communal courtyard
- An allocated car parking space

THE PROPERTY:

The accommodation comprises a communal door which provides access to the front door which opens into a hall. Immediately off is a bathroom with jacuzzi style bath, shower over, WC, bidet and hand basin. Also situated from the hall is a large kitchen/breakfast room measuring in excess of 20'. The kitchen area comprises a range of well fitted white base and wall cupboards with contrasting rolltop working surfaces. Built within the units is a double oven, ceramic hob and hood over and to one corner is an airing cupboard. There is natural wooden flooring which also continues to the dining area which has ample space for a dining room table and chairs. Finally on this floor is a living room with a huge window which cascades natural light and overlooks the local town bridge and river.

From here an easy staircase rises to the mezzanine level with a vaulted ceiling where initially there is landing with two double bedrooms off.

Outside – There is a small communal courtyard and allocated car parking space.

LOCATION: Situated within a short 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.
Construction: Edwardian, solid brick.

Leasehold length: 125 years from June 1990. Ground rent: £50 per annum, service charge £1,510 per annum

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

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: A

Broadband Coverage: We understand that there is standard and ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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 March 2024.

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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