



4 Malvern House, Taunton Road  
Bridgwater, Somerset, TA6 3LS

**Brightest** move

# Brightest move

£117,500



Brightestmove are delighted to offer for sale this ground floor converted flat which is conveniently situated within a quarter mile of the range of amenities in the town centre of Bridgwater.

This spacious flat has been remodeled and extensively improved over the last two years. Great care has been taken to retain period features and restore the property sympathetically in a period style. All the flooring has been replaced and a new wooden floor laid in the living room as well as an art deco fireplace.

The kitchen has been refurbished and new appliances installed and the bathroom has also been refurbished in a period style with a new boiler installed in 2022 under the benefit of a guarantee and the radiators have been replaced with period style radiators. In addition a dining area has been created and all rooms have been redecorated.

The double glazed accommodation which is accessed via its own front door briefly comprises hallway, dining area, kitchen, bathroom and living room with refurbished wooden shutters and high ceilings. This superb flat also benefits from a parking space.

Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

For more information or an appointment to view please contact the vendors sole agents.



Leasehold – 125 years from 18 July 2003.

Service Charge – Approximately £720 per annum.

Ground Rent - £50 per annum.

SERVICES: Mains gas, electricity, water and drainage    HEATING: Gas central heating system.    COUNCIL TAX BAND: A



**Kitchen** 11' 11" x 8' 07 max" (3.63m x 2.62m)  
**Bedroom** 7' 04" x 6' 10 & 6' 02" x 4' 03"" (2.24m x 2.08m)  
**Living Room** 15' 04" x 11' 06" (4.67m x 3.51m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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