

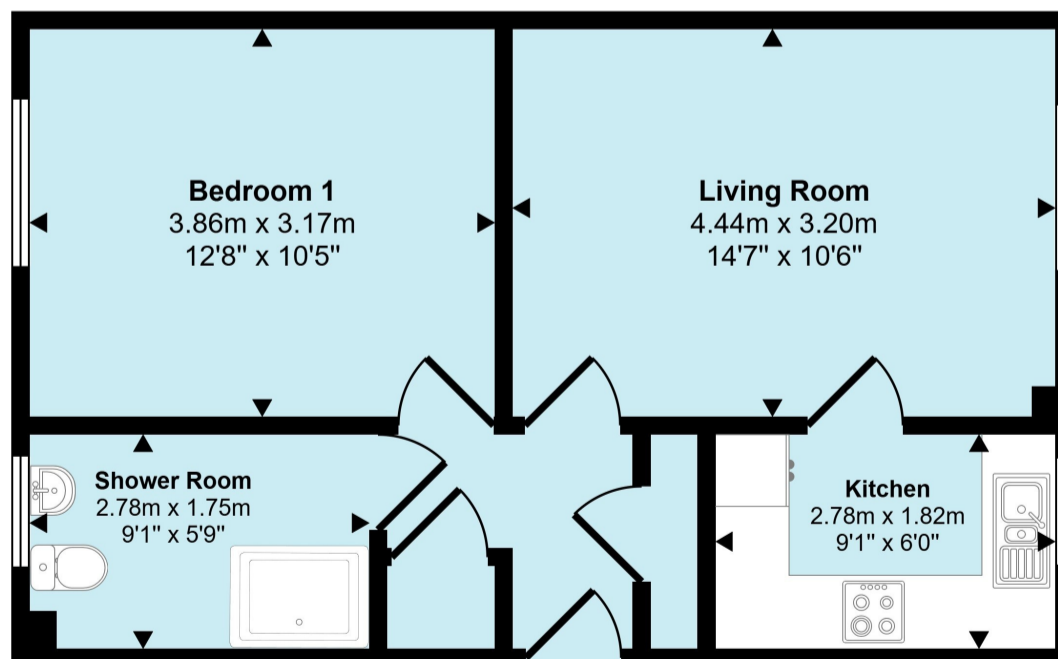


**Drakes Close**  
 Bridgwater, TA6  
 £97,950 Leasehold

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**Wilkie May & Tuckwood**

## Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# Description

A beautifully refurbished and updated first floor apartment located in the highly sought-after and desirable Docks' area of Bridgwater. The property boasts a newly fitted kitchen and recently installed shower room together with brand new electric heating, carpets and uPVC windows. Outside there are communal gardens, residents' parking and within close vicinity are the historic Bridgwater Docks and the canal as well as the vibrant town centre.

The apartment is for 55s and overs only.

There is no onward chain.

- Updated first floor apartment
- Desirable Docks' location
- Newly fitted kitchen
- Recently installed shower room
- Over 14' living room
- Very generous double bedroom
- Recently installed electric heating
- Communal gardens
- Residents' car parking

## THE PROPERTY:

The accommodation comprises a communal hallway which rises to a first floor landing where there is a further door into an entrance hall with access to the roof space, a useful storage cupboard and separate airing cupboard. A doorway provides access into the light and airy living room with a large window and a newly fitted electric radiator. Off is a superb brand new kitchen with cream coloured base and wall cupboards together with worktops and an integrated newly installed oven, hob and hood together with a dishwasher and fridge/freezer.

The bedroom is a very generous double with an attractive outlook over the gardens and alongside is a shower room/wet room with a recently fitted shower facility with waterfall shower over, WC, basin and a tiled floor. There is a heated towel rail and warm air heater.

Outside - There are communal gardens and residents' car parking.

**LOCATION:** The property is a five minute level walk to town centre with its full range of amenities including retail, educational and retail facilities and is located on the much sought after Bridgwater Marina area. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith. Junction 23 provides easy access to the M5 motorway.



## GENERAL REMARKS AND STIPULATION

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

**Leasehold details:** 955 years remaining on lease. Service charge: £594.42 per quarter.

**Construction:** TBC.

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

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

**Council Tax Band:** A

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 1000Mbps 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:** Very 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 January 2025.

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.

**Tel: 01278 425195**

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