



16 Quayside, Bridgwater, TA6 3TA

£172,000 - Leasehold

Four Well Proportioned Bedrooms | Two Bathrooms | Large Lounge/Diner | Garage & Off Road Parking | Walking Distance To Town Centre
Versatile Living | Balcony Overlooking Bridgwater Docks | No Chain | EPC Rating: E

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Bridgwater
TA6 3BG

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 2' 10" x 4' 5" (0.87m x 1.35m)

Door to the side aspect, single glazed window to the front aspect, electric storage heater, door to the garage and stairs to the first floor.

FIRST FLOOR

LOUNGE/DINER 24' 4" x 14' 11" (7.42m x 4.54m) maximum measurements

Sliding patio doors to the rear aspect, electric fire place, night storage heater, electric panel heater, TV point and picture rail to the walls. This is a very spacious room with lots of light coming in from the large patio doors. An elevated position makes this room private, also having good views over Bridgwater Docks from the balcony.

KITCHEN 8' 5" x 9' 2" (2.57m x 2.80m)

Fitted wall and base units with work surfaces over having inset stainless steel sink/drainage and tiled splash back. Free standing electric cooker with oven, grill and hob, washing and dishwasher that will stay, space for fridge/freezer, serving hatch to lounge/diner, vinyl floor covering and a double glazed window to the front aspect.

SECOND FLOOR

SECOND FLOOR LANDING

Storage heater and storage cupboard with hanging rail.

BEDROOM THREE 11' 1" x 14' 10" (3.38m x 4.53m)

Double glazed window to the rear aspect and electric panel heater.

BEDROOM FOUR 8' 7" x 14' 10" (2.61m x 4.53m)

Double glazed window to the front aspect and electric panel heater.

BATHROOM

Double shower cubicle, wash basin, WC, extractor fan, electrical shaver point, 'Dimplex' wall mounted electric heater and PVC wall cladding for easy maintenance and cleaning.

THIRD FLOOR

THIRD FLOOR LANDING

Storage heater, access to the loft which is part boarded and insulated and airing cupboard.

BEDROOM ONE 14' 11" x 13' 0" (4.55m x 3.96m) maximum measurements

Double glazed window to the front aspect, a range of fitted bedroom furniture and electric panel heater.

BEDROOM TWO 11' 1" x 14' 11" (3.37m x 4.55m)

Double glazed window to the rear aspect, TV point and electric panel heater.

BATHROOM

Spa bath, corner shower cubicle, wash basin with vanity unit, WC, extractor fan and full tiling to walls.

GARAGE

Power and lighting, up and over door and pedestrian door to the side aspect. A further door leads to a workshop/office which is equipped with power sockets and lighting. Access to WC. To the rear of the workshop/office is a boat store with further up and over door to the rear aspect.



This property's space and location is fantastic for families or someone looking to let multiple rooms. There are views over Bridgwater Docks from the spacious lounge/diner and two of the bedrooms and the property is available with no onward chain complications. The property has an abundance of space with four well proportioned bedrooms, two bathrooms and a spacious lounge/diner with access to the balcony at the rear of the building. Well situated for access into the town centre there are other amenities close by, such as a gym with swimming pool, medical centre and schooling. There is off road parking leading to a larger than average garage which includes an office/workshop with WC and boat store. There is also a pedestrian door to the garage from outside for ease of access. Details of the lease can be found below.

Management Company: Horseshoe Property Management (Bridgwater) Ltd. Each property owner owns a share in the management company.

Lease Length: 999 years.

Service Charge: £298 per quarter, this charge includes buildings insurance.

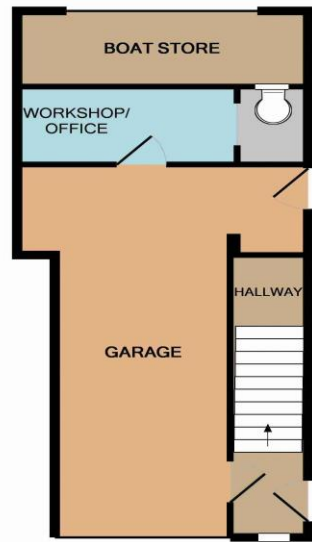
Ground Rent: £5 per annum.

Tenure: Leasehold

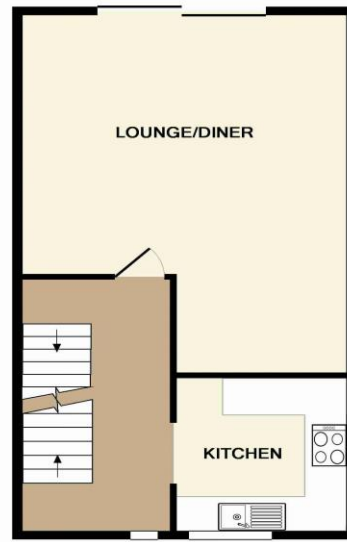
Services: Mains electricity, water and drainage

Heating: Electric night storage heaters, panel heaters and electric fire place to lounge

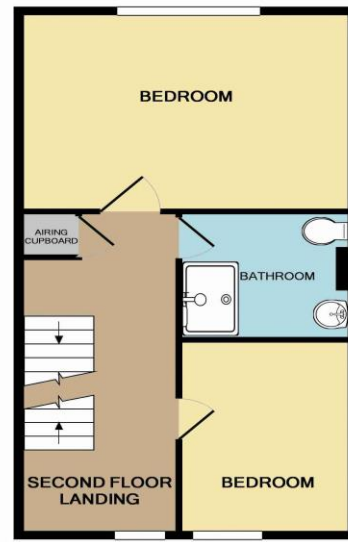
Council Tax Band: C



GROUND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

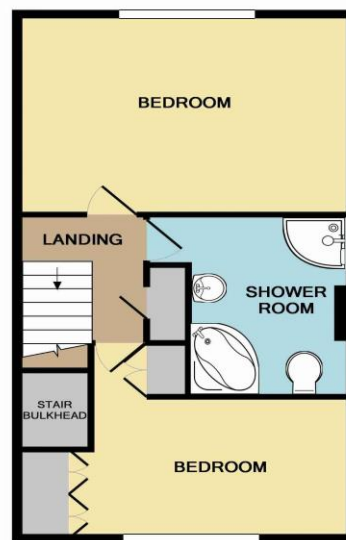


1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1799 SQ.FT. (167.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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3RD FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.7 SQ.M.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F		35	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.