



Waverley Wharf  
Bridgwater, TA6 3TX

Price £169,950

Tamlyns



## PROPERTY DESCRIPTION

A beautifully presented first floor apartment situated within this popular and conveniently situated development, enjoying views to two aspects, and having benefited from a number of updates and improvements. Communal gardens and parking. EPC C

The accommodation in brief: a communal entrance, at the rear of the building, provides access to all floors via a lift and stairs. The flat provides a hall, sitting/dining room, with a balcony, kitchen, two double bedrooms and a bathroom. Outside are communal gardens, with a lockable bicycle store, and a residents' and visitors' car park. Double glazing is fitted and the property is warmed by electric night storage units.

During our client's ownership, the kitchen has been replaced and fitted with an attractive range of modern wall and base units, and includes an integrated washing machine, dishwasher, electric hob, built-in oven and stainless steel sink and drainer unit. The property has been rewired and fitted with a replacement consumer unit. Further benefits are replacement floor coverings and redecoration.

### Local Authority

Somerset Council Tax Band: B

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Entrance Hall

### Sitting/Dining Room

14'5 x 14' (4.39m x 4.27m )  
Max.

### Kitchen

10'3 x 6'10 (3.12m x 2.08m)  
Including units.

### Main Bedroom

11'3 x 10'7 (3.43m x 3.23m)  
Plus wardrobes

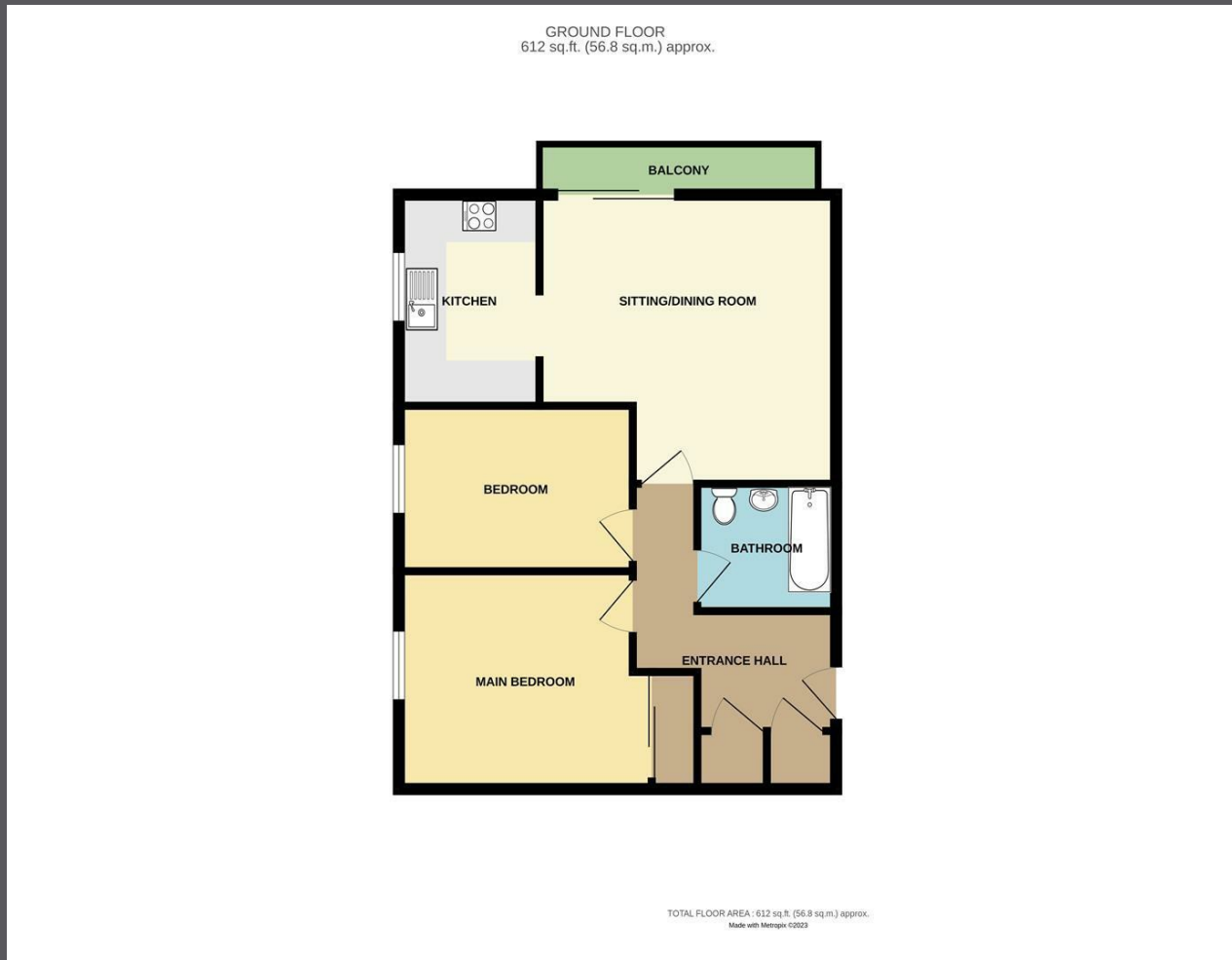
### Bedroom Two

11'4 x 8' (3.45m x 2.44m)

### Bathroom

6'9 x 6'2 (2.06m x 1.88m)  
Including suite.

# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

