



GIBBINS RICHARDS   
Making home moves happen

Flat 21 Maddocks Court, Waverley Wharf, Bridgwater TA6 3TX  
**£149,950**

GIBBINS RICHARDS   
Making home moves happen

A spacious and well presented two bedroom second floor flat located on Bridgwater Docks and within easy access to the town centre. This property is offered for sale with no onward chain and well presented throughout. The internal accommodation comprises in brief; entrance hall, sitting room, kitchen, two bedrooms and shower room. Externally there is well maintained communal gardens and residents parking.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: B

The property is just a stones throw from Bridgwater's town centre and offers an excellent range of shopping, leisure and financial amenities. Bridgwater itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN  
TWO DOUBLE BEDROOMS  
VIEWS TO BRIDGWATER DOCKS  
WALKING DISTANCE TO TOWN CENTRE  
RESIDENTS PARKING  
SECURE INTERCOM ACCESS  
WELL PRESENTED THROUGHOUT





GIBBINS RICHARDS   
 Making home moves happen

Entrance Hall

('L' shaped) Doors to sitting room, two bedrooms and shower room. Storage and airing cupboards. High level electric fuse board. Door intercom system.

Sitting Room

18' 5" x 10' 6" (5.61m x 3.20m) Front aspect bay window with views to Bridgwater Docks.

Kitchen

7' 9" x 7' 3" (2.36m x 2.21m) Fitted with a range of matching eye and low level units. Space for electric cooker, fridge/freezer and space and plumbing for washing machine.

Bedroom 1

13' 0" x 12' 1" (3.96m x 3.68m) Two side aspect windows overlooking communal gardens. Electric panel heater.

Bedroom 2

14' 2" x 9' 2" (4.31m x 2.79m) Side aspect window overlooking communal gardens.

Shower Room

6' 8" x 5' 8" (2.03m x 1.73m) Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and oversize shower cubicle.

**AGENTS NOTE**

The property is 'Leasehold' with a 125 year Lease commencing on 1st January 1988. There is an annual Service/Maintenance Charge which is currently levied at approximately £1,100.00. Full details of the Lease can be sought via your legal representative.



GIBBINS RICHARDS   
 Making home moves happen



GIBBINS RICHARDS   
 Making home moves happen



GIBBINS RICHARDS   
 Making home moves happen

### 3RD FLOOR



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.  
Made with Metagen ©2024



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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk**