



10 Chalice Mews,  
Bridgwater, Somerset, TA6 3EU

WILKIE MAY  
& TUCKWOOD

**This one bedroom first floor apartment close to the town centre and offers residents parking. The apartment is served by uPVC double glazing and gas fired central heating. EPC: C 78**

**DESCRIPTION:** The property offers one bedroom first floor accommodation, which is well-presented and benefits from residents parking on the development. The accommodation comprises: door to entrance lobby with stairs aided by stair lift (negotiable) to the first floor landing with a door that solely accesses the property. There is an entrance area with an entry telephone system, kitchen over 11' in length with a double glazed window, alcove recess with a gas combi-boiler powering the domestic hot water and central heating system, coving to ceiling, built in oven with a gas hob, sink with drainer and plumbing for a washing machine. The living room / dining room is over 14' in length and has windows either side, gas heater, radiator, built in double storage cupboard and a door to the master bedroom which has a double side window, built in wardrobe, coving to ceiling, en-suite shower room which has been recently upgraded in a white suite with a corner double shower cubicle, vanity sink unit, WC, obscure double glazed window and an airing cupboard.

**OUTSIDE** – residents parking.

**LOCATION:** Within a level and short distance of the town centre with all its amenities including a full range of retail, leisure and educational facilities. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea from Bridgwater Bus station together with a daily coach service to London Hammersmith.

**DIRECTIONS:** From our St Mary Street office proceed on the one-way system. At the mini-roundabout take the second exit in to Mount Street. Continue along Mount Street into Northgate and the road then bears to the left. Chalice Mews will be found on your left hand side before the traffic lights indicated by our For Sale board.

**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 January 2017.

**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.

**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.

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 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.

## ENTRANCE AREA

**KITCHEN** 11' 2 x 6' 1 (3.40m x 1.85m)

**LIVING ROOM / DINING ROOM** 14' 1 x 12' 2 (4.29m x 3.70m)

**BEDROOM** 10' x 9' 2 (3.04m x 2.79m)

## EN-SUITE SHOWER ROOM

## OUTSIDE – RESIDENTS PARKING

*Lease details – 999 years from 1988.*

*Service charge – approximately £135 per month (confirmed by vendor January 2017)*

*Age restriction: over 60's however if there are two or more occupants this is reduced to over 55's contact agent for more details.*

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**£50,000 OIEO**

## GENERAL REMARKS AND STIPULATION

### **Tenure:**

The property is offered for leasehold, details tbc

### **Services:**

Mains water, mains electricity, mains drainage,

Gas fired central heating.

**EPC: C 78**

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& TUCKWOOD**



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