



15 Admirals Court The Docks, Bridgwater, Somerset TA6 3EX

Modern one bedroom apartment on the first floor with views overlooking the original harbour.

Approximate distance from Bridgwater Town Centre 0.5 Mile - Junction 23 / 24 M5 3 Miles

• One Double Bedroom • Juliette Balcony with Harbour Views • Kitchen with Integrated Appliances • Separate Utility Room • Allocated Parking • Available Immediately • 6/12 Months Plus • Deposit: £1194 • Council Tax Band: C • Tenant Fees Apply

£1,035 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

DESCRIPTION

This impressive first floor apartment forming part of the prestigious Admiral Court Dockside Complex overlooks the original harbour. The apartments within the complex were professionally converted from the original Victorian Dockside Warehouse.

The development has two entrance halls, which both create an immediate atmosphere of luxury with polished marble floors and beautiful wall murals. There is a lift to all floors. The main entrances are fitted with an entry phone system for extra security.

COMMUNAL ENTRANCE

Entry phone system, stairs or lift leading to first floor.

COMMUNAL HALLWAY

Apartment front door leading to:

OPEN PLAN LIVING ROOM/KITCHEN 31'02 x 18'2

Stunning open plan space which has double glazed french doors leading to a Juliette balcony with fabulous views across the harbour.

KITCHEN

Fitted with a contemporary range of high gloss units with integrated appliance's including fridge/freezer, wine cooler, dishwasher, under lighting to the units.

BEDROOM

Spacious double bedroom with window overlooking harbour.

EN-SUITE

Modern fitted en-suite shower room with WC, corner shower cubicle and two wash hand basins.

DRESSING ROOM

Dressing room with fitted units and rails.

UTILITY ROOM

Convenient room with fitted units, worktop, sink and draining board and space/ plumbing for a washing machine.

OUTSIDE

There is an allocated parking space, as well as visitor parking.

SERVICES

Mains electricity, water and sewerage. Council tax band C.

SITUATION

Admirals Court stands in the favoured dockside area joining the much sought after Bridgwater Marina, yet is within a short level walk of the Town Centre with its extensive range of amenities including retail, educational and leisure facilities. There are regular bus services to Taunton, Weston Super-Mare and Burnham on Sea, as well as a daily service to London Hammersmith. Junction 23 & 24 provide easy access to the M5 motorway.

DIRECTIONS

From St Marys Street, proceed through the one way system to the mini roundabout. Take the second exit going past the cinema on your left hand side and continue along Mount Street, going through the next set of traffic lights. Take the left hand fork in the road and just before the next set of traffic lights. The second right will take you into the allocated parking space for admirals court.

AGENTS NOTE

There is an active license application for the pub below the flat, Admirals Landing, to extend its open hours from Thursday to Saturday from 11pm to 1:30am. The application is also requesting permission for the sale of alcohol for consumption on and off the premises anytime during the week. Representation applications concluded on 25th February. The sub-committee hearing on this application is due to take place on 17th March 2026.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/ 12 months plus, and is available immediately. RENT: £1,035 per calendar month, exclusive of all charges. DEPOSIT: £1194 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTER'S RIGHTS ACT

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act.pdf



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	72
EU Directive 2002/91/EC		