


Natasha Howarth
ESTATE AGENTS



58 Tulip Tree Road, Bridgwater, TA6 4XD

Offers in excess of £120,000

A fantastic opportunity to purchase this first floor flat situated within a cul- de- sac position on the popular 'Bower Manor' development. The property benefits from off road parking, a garden and UPVC double glazing throughout. The accommodation in brief comprises; private entrance hallway, sitting/dining room, kitchen, bathroom and a double bedroom. Externally there is a garden which is accessed via a shared side gate and is laid to patio. There is a carport/ parking space, outbuilding (used as a utility area) and a timber shed.

Tulip Tree Road is situated within close proximity of both the Bridgwater Hospital and the Tesco Express convenience store and other shops with a wider range of amenities available in the town centre of Bridgwater. Junction 23 of the M5 is also within three miles.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via own UPVC double glazed front door to:

HALL

Staircase to flat with side aspect double glazed window and obscure multi paned glazed door to:

LOUNGE/ DINER

Two front aspect double glazed windows, wall mounted electric heater and access to kitchen and inner lobby. Built in storage cupboard.

KITCHEN

Rear aspect double glazed window, fitted with a range of wall base and draw units with roll top work surfaces and stainless steel sink and drainer unit inset. Space and point for cooker with stainless steel chimney style extractor over. Space and plumbing for washing machine and space for fridge/ freezer.

INNER LOBBY

Airing cupboard and access to:

DOUBLE BEDROOM

Rear aspect double glazed window. Wall mounted electric heater.

BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and WC.

EXTERIOR

CARPORT/ PARKING

Parking for multiple vehicles.

GARDEN

Garden with shed (to remain) and outbuilding with power accessed via shared pedestrian gate.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Leasehold 999 years from 1985.

£25 ground rent per annum.

NB

This property is 'leasehold' with a 999 year Lease commencing in 1985. There is an annual Ground Rent payable of £50 and we understand from our client that the buildings insurance is split jointly with the ground floor flat. Full details of the Lease and expenses can be sought via your legal representative.

Floor Plan

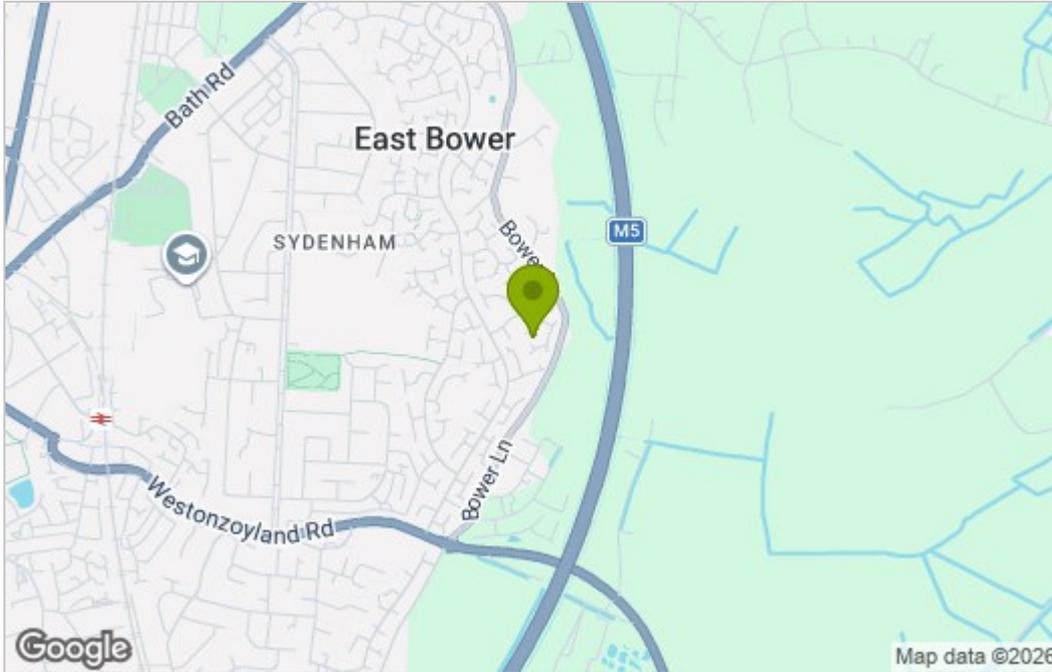
GROUND FLOOR

1ST FLOOR

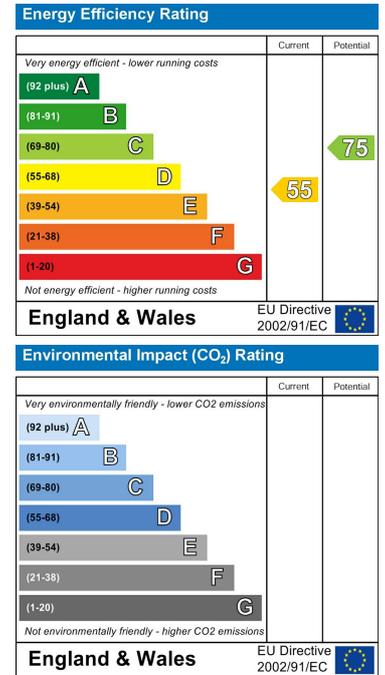


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



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