

  
**Natasha Howarth**  
ESTATE AGENTS



Elmside House Rhode Lane, Bridgwater, TA6 6JA

**£125,000**

A spacious and updated two double bedroom ground floor apartment, ideally situated on the south side of Bridgwater. This well-presented property offers generous accommodation throughout, comprising an entrance hall, a large lounge/dining room, a modern refitted kitchen, separate utility room, two well-proportioned double bedrooms, and a shower room. Further benefits include double glazing, gas central heating, residents' parking, and access to the communal gardens. Offered to the market with NO ONWARD CHAIN, this apartment would make an ideal first-time purchase, investment opportunity, or downsize move.

## ENTRANCE

Via security door and entry phone system. Personnel door to Flat No 1.

## ENTRANCE HALLWAY

Storage cupboard. Airing cupboard. Doors to living room, bedrooms and bathroom.

## LIVING/ DINING ROOM

Dual aspect double glazed windows. Feature fireplace with electric fire inset. Radiator. Double glazed door to utility room and opening to the kitchen.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of matching wall, base & drawer units with worksurfaces over and stainless-steel sink and drainer unit inset. Tiled splash backs. Integrated oven and electric hob with stainless steel extractor over. Space for fridge/ freezer. Wood effect flooring.

## UTILIY ROOM

Double glazed patio doors to the communal garden. Space and plumbing for a washing machine and additional appliance.

## BEDROOM ONE

Double glazed window. Radiator. Double wardrobe also housing the combi boiler.

## BEDROOM TWO

Double glazed window. Double wardrobe. Radiator.

## SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle with shower over. W.C and vanity wash hand basin. Radiator.

## EXTERIOR

The property has communal gardens to front, side and rear. Bin store. Communal parking area.

## TENURE- LEASEHOLD

A 125 year lease commencing in 1990

Ground Rent- £10 per annum

Service Charge approximately £1691 per annum

## SERVICES

Mains electricity, water, gas and drainage.

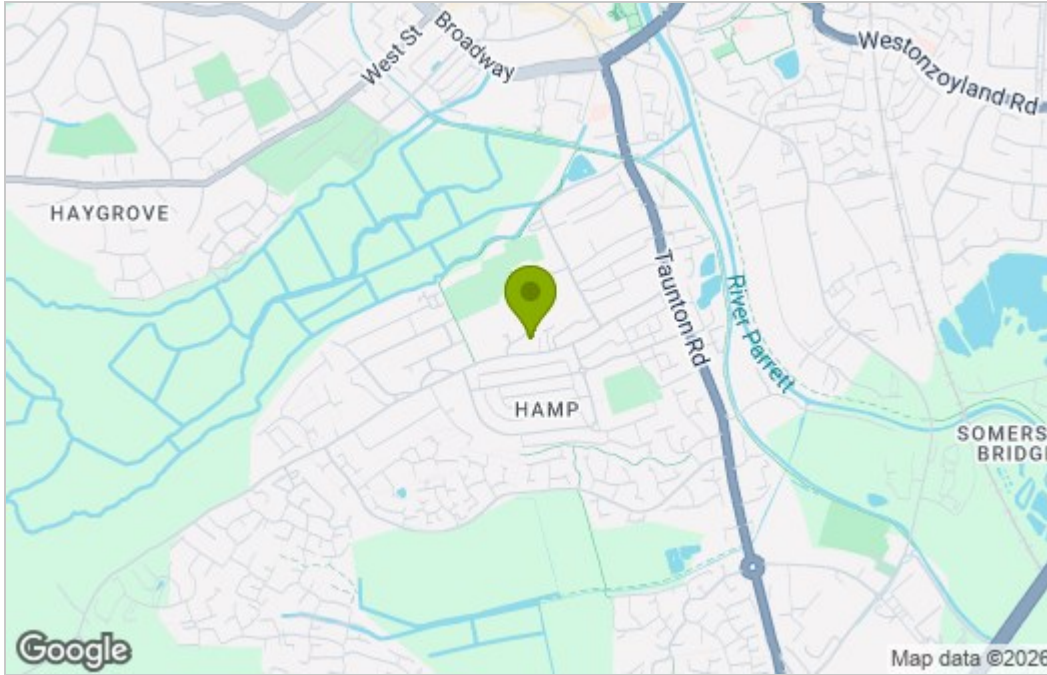
# Floor Plan

GROUND FLOOR

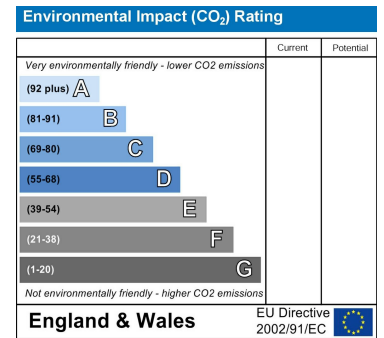
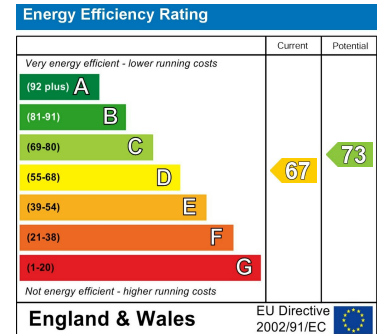


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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