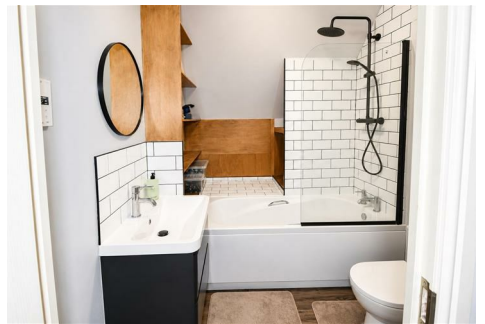



Natasha Howarth
ESTATE AGENTS



Friary Wall Friarn Street, Bridgwater, TA6 3LG

£115,000

Situated on the second floor of a highly sought-after development, this stylish one-bedroom apartment presents an excellent opportunity for a wide range of buyers.

Built in 2008, the property offers bright, well-proportioned accommodation throughout and benefits from a modern layout designed for comfortable living.

The accommodation comprises an entrance hallway leading to a spacious open-plan living, kitchen and dining area, a generous double bedroom, and a contemporary family bathroom.

Further benefits include an allocated parking space and the advantage of being offered to the market with no onward chain, making for a straightforward purchase.

Conveniently located within easy reach of Bridgwater town centre and local amenities.
For further information or to arrange a viewing, please contact the vendor's sole agents.

ENTRANCE

Via communal hallway, stairs and landing, own front door to:

HALL

Security entry phone system, radiator, doors to accommodation.

OPEN PLAN LIVING ROOM/KITCHEN/DINER

Dual aspect double glazed windows, radiator. Fitted with a matching range of wall, base and drawer units with granite effect work surface over, stainless steel sink and drainer unit inset. Built in electric appliances to remain including oven, hob and extractor fan, space for fridge freezer, space and plumbing for washing machine, tiled splash backs. Radiator.

BEDROOM

Double glazed window, radiator.

BATHROOM

Fitted with a white three piece suite comprising panelled bath with shower over and glass shower screen, vanity wash hand basin, close coupled WC with push button flush, part tiled walling, heated towel rail.

EXTERIOR

PARKING

Number 5 allocated parking space.

SERVICES

Mains gas, electricity, water and drainage.

HEATING

Gas central heating system.

TENURE

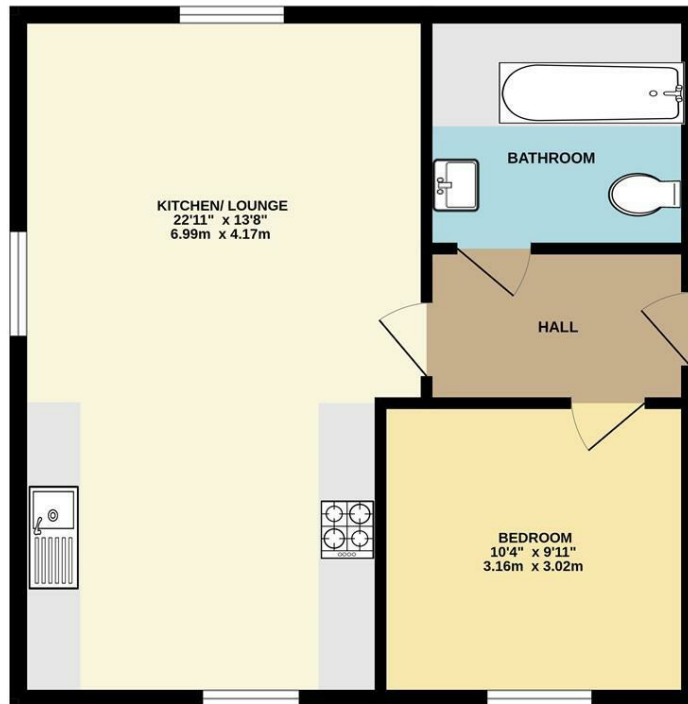
Leasehold 150 years from March 2008.

Ground Rent- £87.51 every 6 months

Service Charge- £600.88 every 6 months

Floor Plan

GROUND FLOOR

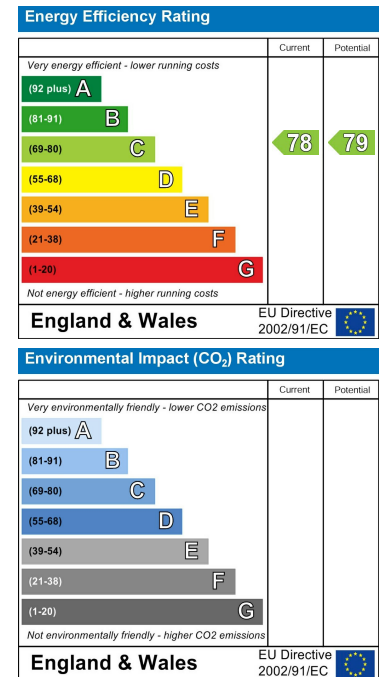


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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