

VICTORIA ROAD

Bridgwater, Somerset, TA6 7AA

Price Guide £115,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents this one bedroom ground floor flat in close proximity to Bridgwater central.

The accommodation comprises all on one floor, an entrance hall, a spacious open play living room/kitchen area with a generous side bedroom and main bathroom.

Outside there's an allocated parking space for one.

Situation

*Ground Floor Flat*One Bedroom*Lounge/kitchen area*Bathroom*Allocated Parking*Leashold*No Onward Chain*

Local Authority

Sedgemoor District Council Council Tax Band: A
Tenure: Leasehold
EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Description
Neutrally decorated accommodation offers open plan lounge / diner / fitted kitchen with integrated oven, hob and cooker hood. Double bedroom and modern bathroom suite with shower over bath, hand wash basin and WC.
A short walk to Bridgwater Town centre with many amenities including, shops, pubs, entertainment centre / cinema and bus stops. Parking space included with the property.

Accommodation
All measurements are approximate

Hallway
Wall mounted storage heater, cloak hanging space, door lead to all rooms:

Lounge
15'1" x 9'6" (4.6 x 2.9)
Lounge area: Dual aspect double glazed windows to front and side, wall mounted storage heater, archway through to:

Kitchen Area
9'6" x 5'2" (2.9 x 1.6)
Range of wall and base units, stainless steel single drainer sink unit, tiling to compliment, integrated electric oven with hob and extractor over, space and plumbing for washing machine, space for free standing fridge/freezer

Bedroom
9'10" x 9'10" (3.0 x 3.0)
Double glazed window to rear.

Bathroom
6'10" x 4'7" (2.1 x 1.4)
Panel bath with electric shower over, low level WC, vanity sink, extractor fan, heated towel rail.

Parking
Allocated off road parking in enclosed driveway

Council Tax
A

Tenure
999 Years left from July 1990
£25 per year

Material Information...
Additional information not previously mentioned
- Mains electric and water.
- Electric room heating.
- Mains Sewerage
- No Flooding in the last 5 years.
- Broadband and Mobile signal.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

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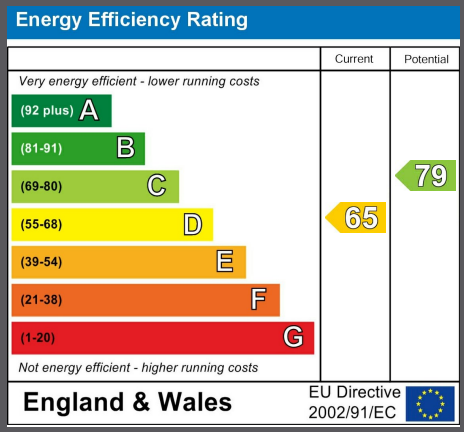




PLAN







IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Tamlyns

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