


Natasha Howarth
ESTATE AGENTS



Flat 13, Maple Court Thompson Close, Bridgwater, TA6 4YD

£96,950

Situated on the popular Eastern outskirts of Bridgwater and available with no onward chain is this ground floor, well presented and well proportioned one bedroom flat with allocated parking. The property is situated in a block of similar properties on the Polden Meadows development itself within walking distance to the local shops which include a Tesco convenience store, takeaways, salon and with a wider range of amenities available in the town centre of Bridgwater. Flat 13, Maple Court would be ideal for first time buyers or indeed investment buyers and an early viewing is advised to avoid disappointment. For an appointment to view, please contact the vendors sole agent.

ENTRANCE

Via communal door, hallway and door to own flat door.

HALLWAY

Security entry phone, electric radiator, wood effect flooring and access to:

LIVING ROOM

Double glazed window to front aspect. Electric radiator, wood effect flooring, open plan to:

KITCHEN

Double glazed window to side aspect. Fitted with a range of matching wall, base and draw units with roll top work surfaces over and stainless steel sink and drainer unit inset. Space and point for electric cooker, space and plumbing for washing machine, space for under counter fridge, tiled splashbacks, wood effect flooring.

BEDROOM

Double glazed window to front aspect. Electric radiator.

BATHROOM

Fitted with a three piece comprising panelled bath with wall mounted electric shower over, pedestal wash hand basin and close coupled WC, predominantly tiled walls, tiled floor, electric fan heater, built in cupboard.

PARKING

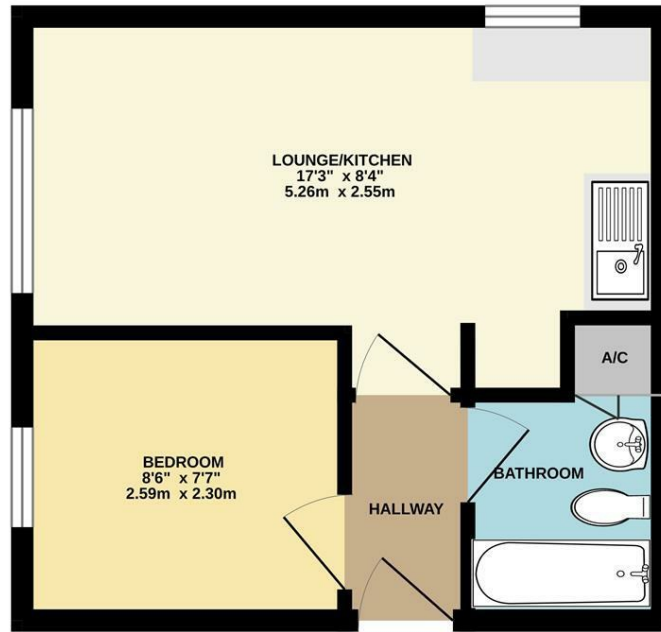
Allocated parking space.

CHARGES

We have been advised of a Service Charge of approximately £832.39 per year and a lease length of 999 years, with approximately 966 years remaining.

Floor Plan

GROUND FLOOR

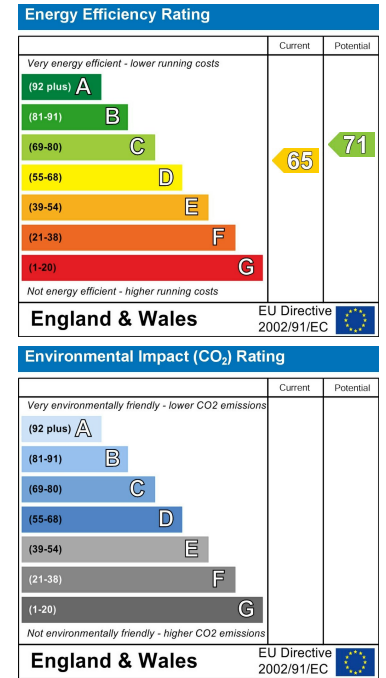


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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