


Natasha Howarth
ESTATE AGENTS



Apartment 2, Carnival Court Taunton Road, Bridgwater, TA6 6AF

£175,000

Natasha Howarth Estate Agents are delighted to offer for sale this exceptional ground floor purpose built apartment which is situated just off Taunton Road and conveniently situated within a quarter of a mile of the range of amenities in the town centre of Bridgwater.

This two bedroom home was built by Hawkfield Homes in 2019 to NHBC specification and still retains the majority of it's ten year NHBC guarantee.

This spacious apartment comprises spacious hallway, two double bedrooms, bathroom and fitted kitchen/lounge/diner.

In addition, there is an allocated parking space and communal gardens with bike rack and bin store.

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

ENTRANCE

Via communal door, hallway to own front door.

ENTRANCE HALLWAY

Spacious entrance hallway with wood effect flooring, radiator, storage cupboard and access to:

KITCHEN

Fitted with a modern range of white colour coordinated wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven, four ring gas hob and stainless steel chimney style extractor hood over. Integral dishwasher, washing machine and fridge/ freezer, ceiling downlighters, wood effect flooring. Breakfast bar. Open plan to:

LOUNGE

Front aspect double glazed window, radiator.

BEDROOM ONE

Front aspect double glazed window, radiator, built in double wardrobe.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising 'P' shaped bath with mains shower over and glass shower screen. Vanity wash hand basin and close coupled WC with recessed cistern.

EXTERIOR

PARKING

Allocated parking space directly outside of the property.

GARDEN

Communal gardens to the rear with bike rack and bin store.

SERVICES

Mains electricity, gas, water and drainage.

TENURE

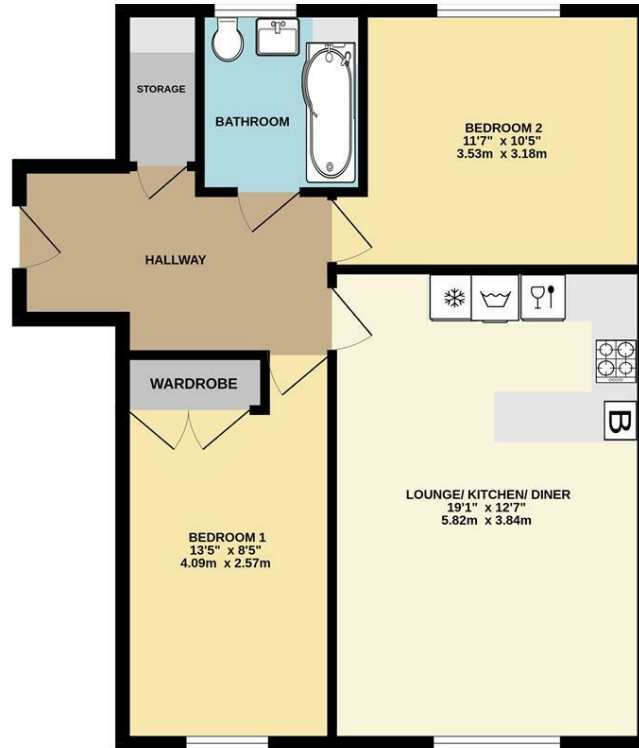
Leasehold - 250 years from 5 July 2019

SERVICE CHARGES

Approximately £681.68 twice yearly including ground rent.

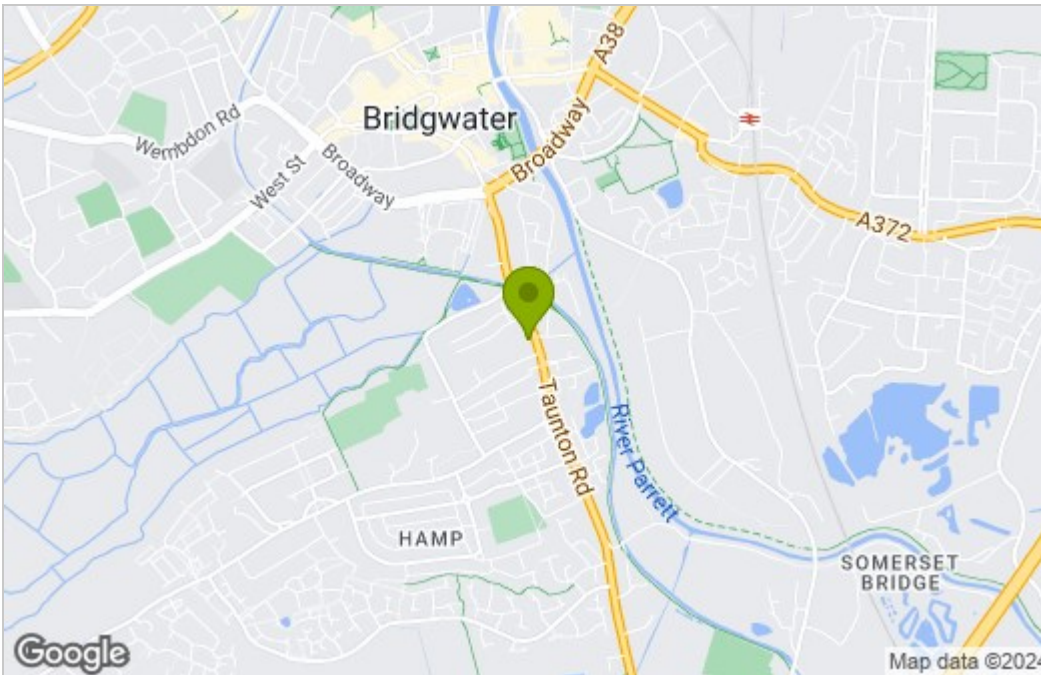
Floor Plan

GROUND FLOOR

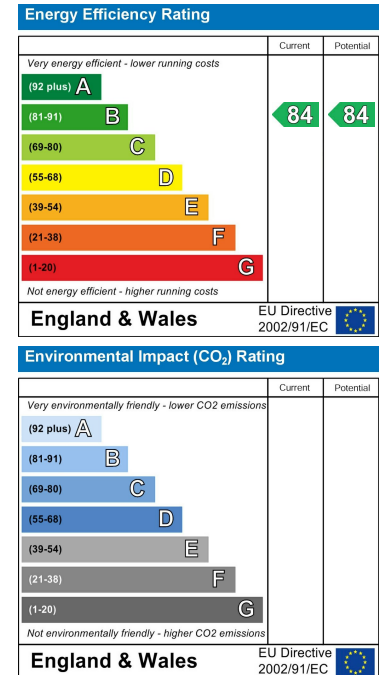


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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