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ESTATE AGENTS



12 Priory Court, Bridgwater, TA6 3NR

£169,950

A one bedroom modern coach house located in the heart of the town centre and situated within the exclusive and sought after Priory Court development.

The property offers a wealth of character features (even though it was only built in 2001) and is complemented by modernised fixtures and fittings throughout to create a delightful blend of old and new.

In brief the accommodation comprises a large lounge/ diner, kitchen, double bedroom with wardrobes and a bathroom.

Externally there is off road parking, a garage along with an area of garden to the front.

To the front of the property is a large and beautifully maintained communal green.

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

ENTRANCE

Via double glazed door to:

ENTRANCE HALL

Stairs rising to first floor.

FIRST FLOOR LANDING

Double glazed window to rear aspect. Storage cupboard housing the gas fired boiler. Loft hatch, radiator. Doors to bedroom, bathroom and lounge/diner.

LOUNGE/ DINER

Dual aspect double glazed window. Feature fireplace with gas fire inset. Two radiators, door to:

KITCHEN

Double glazed window to rear aspect. Fitted with a matching range of wall, drawer and base units with work surfaces over and sink and drainer unit inset. Integrated appliances to remain to include built in oven, four ring gas hob and concealed extractor over. Integrated fridge. Space and plumbing for a washing machine. Tiled splashbacks.

BEDROOM

Double glazed window to front aspect. Built in double wardrobe. Radiator.

BATHROOM

Double glazed obscure window to rear aspect. Fitted with a three piece suite comprising panelled bath with shower over and glass screen. Vanity ash hand basin and W.C. Partially tiled walls, radiator.

PARKING

On own drive.

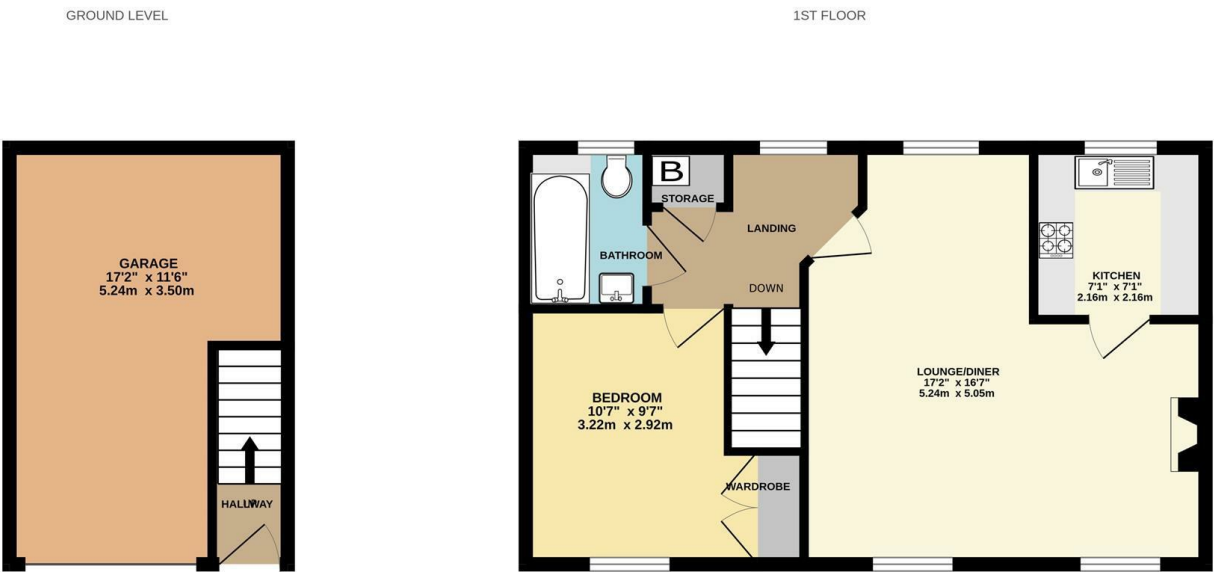
GARAGE

Up and over door. Power and light connected.

NB

This property is offered for sale on a leasehold basis, the original term of the lease was set up on 1st June 2001 for a period of 999 years. The Management Company is run internally and owned by the other neighbouring property owners. There is an annual ground rent of £25.00. Full details of the lease should be sought via your legal representative.

Floor Plan

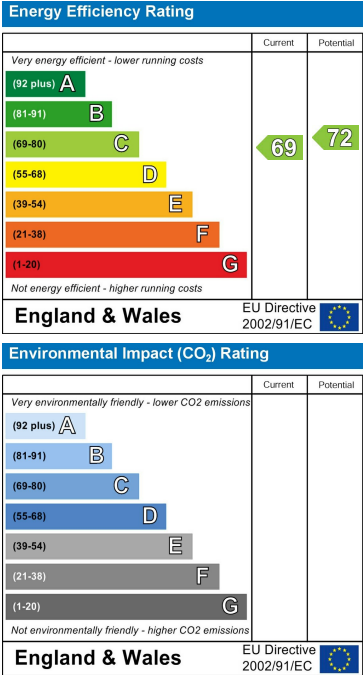


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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