

for sale

offers in excess of **£160,000**



## Sedgemoors Lamb Lane Bridgwater TA6 3EE

An excellently presented DUPLEX-STYLE APARTMENT forming part of an attractive PERIOD BUILDING converted around 15 years ago. Boasting TWO LARGE BEDROOMS, and open plan Kitchen / Diner / Lounge and a generous GALLERIED LANDING ideal for a Study Area. View now!





# Sedgemoors Lamb Lane Bridgwater TA6 3EE

## Communal Front Door

Electronically/Intercom controlled door leading into...

## Communal Hallway

Stairs rising to the upper floor where the entrance to the property will be located.

## Front Door

Leading to...

## Entrance Hall

Large built-in storage cupboard also housing the gas boiler.

Doors to the Kitchen / Diner / Lounge and Bedroom 2.

## Kitchen / Diner / Lounge

### Kitchen / Diner Area

16' max x 9' 5" max ( 4.88m max x 2.87m max )

The Kitchen area comprises a range of fitted wall and base units capped with roll-edge work surfaces incorporating a sink with drainer and electric hob with cooker hood over. Built-in electric oven. Recess and plumbing for an automatic washing machine. Inset spotlights and tiled splashbacks. There is also an additional under-stairs storage cupboard and wall-mounted intercom controls. Stairs rising to the galleried landing.

### Lounge Area

16' 2" x 9' 7" ( 4.93m x 2.92m )



A generous Lounge area with television point, two wall-mounted radiators and excellent natural light from the large window above.

### **Bedroom Two**

12' 11" x 11' 5" ( 3.94m x 3.48m )

An excellently sized second double bedroom with two windows to the side aspect and a wall-mounted radiator.

### **Galleried Landing**

The large landing offers an excellent space for a home office or second reception area, overlooking the Lounge Area below. Doors from the landing to Bedroom 1 and the Bathroom.

### **Bedroom One**

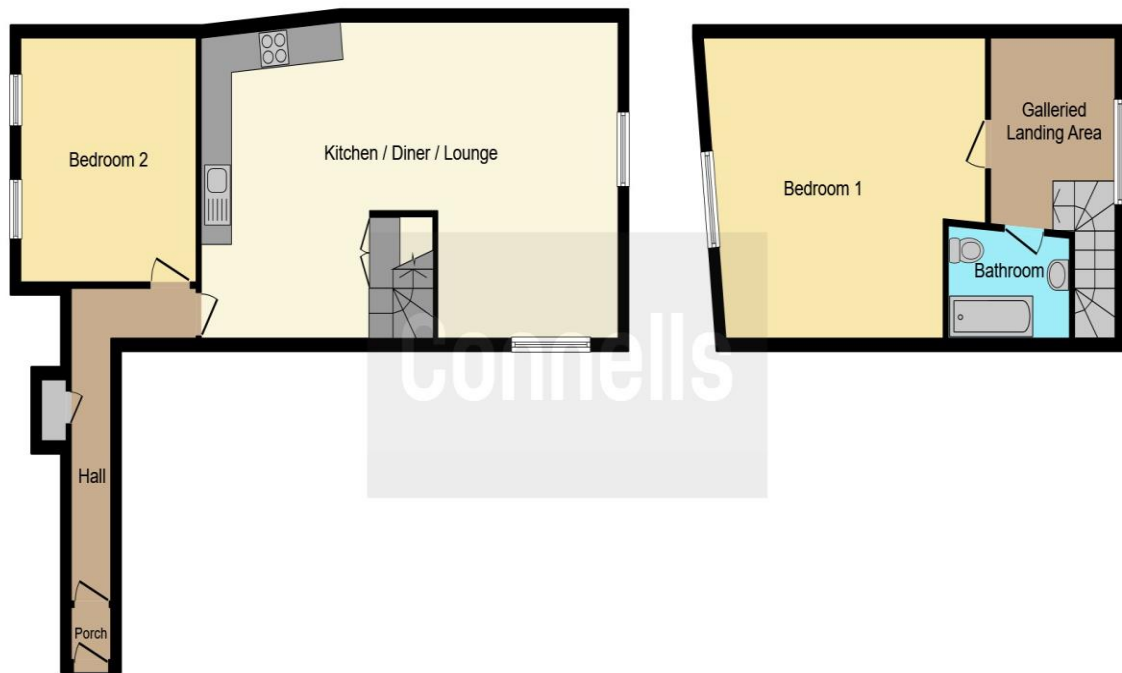
16' 8" x 15' 7" ( 5.08m x 4.75m )

An impressively large main bedroom with television point, wall-mounted radiator and window to side aspect.

### **Bathroom**

A neutral white suite comprising bath with mixer taps and wall-mounted shower over, low level W.C. and pedestal wash hand basin. Extractor fan,





**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### directions to this property:

Entering Bridgwater from the south along Taunton Road head straight at the major traffic lights, crossing Broadway and joining St Mary Street. At the roundabout take the second exit to continue straight on. Follow the road around to the left and take the first right hand turning onto Lamb Lane where the property will be located on the right hand side.

To view this property please contact Connells on

**T 01823 334 433**  
**E taunton@connells.co.uk**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313003 - 0004

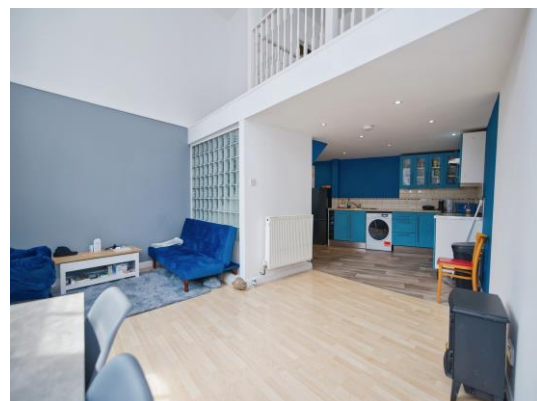
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/TTN313003](https://www.connells.co.uk/Property/TTN313003)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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