

for sale

offers in the region of

£100,000



Saltlands House Saltlands Avenue BRIDGWATER TA6 3JH

Situated on the NORTH SIDE of Bridgwater and standing in generous communal gardens, this purpose-built top floor apartment with **TWO DOUBLE BEDROOMS** and a spacious living area with balcony. The property also has the advantage of ample **COMMUNAL PARKING**. An early viewing is advised.



Saltlands House Saltlands Avenue BRIDGWATER TA6 3JH

Front Door

Leading to...

Entrance Hall

Recessed cupboards. Intercom.

Lounge / Diner

18' 8" x 11' 11" (5.69m x 3.63m)

Double glazed window to front. Radiators. Obscure double glazed door provides access onto the balcony.

Kitchen

10' 5" x 6' 6" (3.17m x 1.98m)

Double glazed window to front. A range of wall and base-

mounted units with rolltop work surfaces including a sink and drainer with mixer tap. Partial tiling. Recesses include plumbing for an automatic washing machine. Further recess provided with electric cooker point.

Main Bedroom

14' x 9' 1" plus wardrobe (4.27m x 2.77m plus wardrobe)

Double glazed window to rear. Radiator. Recessed double wardrobe.

Bedroom Two

11' 1" into wardrobe x 11' (3.38m into wardrobe x 3.35m)

Double glazed window to rear. Radiator. Built-in wardrobe housing the wall-mounted combination boiler. Double built-in wardrobe.



Bathroom

Suite comprising low-level WC, pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Partial tiling.

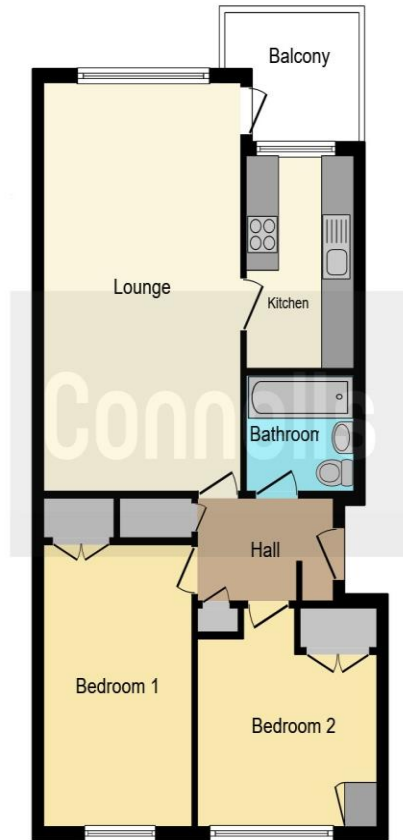
Outside

The property benefits from generous communal gardens, which are primarily laid to lawn.

Communal Parking

To the side of the property there is a large parking area with ample parking for residents and visitors.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Property Ref: TTN313127 - 0007

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1337.00

Ground Rent: 10.00

view this property online connells.co.uk/Property/TTN313127

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Apr 1988. Should you require 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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