



9 Manley Gardens  
Bridgwater, TA6 3EF

Asking Price £139,950

**Tamlyns**

## PROPERTY DESCRIPTION

Offered to the market with No Onward Chain, this well presented two bedroom, second floor apartment. The accommodation comprises of: Entrance Hallway, Two Double Bedrooms, Lounge/Diner, Kitchen and a Bathroom. The property also benefits from an allocated off-road parking space and a Carport.

EPC: B

### Local Authority

Somerset Council Tax Band: A

EPC Rating: B

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## **Sitting/Dining Room**

17'10" x 11'2" (5.45m x 3.41m)

## **Kitchen**

11'8" m x 6'3" (3.57 m x 1.91m)

## **Bedroom One**

12'2" x 8'1" (3.71m x 2.48m)

## **Bedroom Two**

10'3" x 8'1" (3.13m x 2.47m)

## **Bathroom**

6'7" x 6'2" (2.01m x 1.90m)

## **Material Information**

Services: Mains gas, electricity, water and sewerage.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

The property has not flooded within the last five years. For more information, please see:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## **Leasehold Details**

155 Years From 01/05/2008 To 30/04/2163

Annual Ground: £113.78

Annual Service: £1,594.76

# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

