



Rhode Lane  
Bridgwater, TA6 6JA

Price £85,000

**Tamlyns**

## PROPERTY DESCRIPTION

Offered to the market with No Onward Chain, a One bedroom, First floor apartment. The accommodation comprises of: Entrance Hallway, One Double Bedroom, Lounge/Diner, Kitchen and a Bathroom. The property also benefits from unallocated parking spaces within a compound and communal gardens together with bin storage areas.

EPC: C

### Local Authority

Council Tax Band: A

EPC Rating: C

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

## COMMUNAL ENTRANCE

Entrance via security door and entry phone system.

## Entrance Hall

### Lounge/Dinner

15'11" x 11'4" (4.87m x 3.47m )

### Kitchen

9'9" x 6'6" (2.99m x 2.00m )

### Bedroom

14'8" x 8'11" (4.48m x 2.74m )

### Bathroom

6'6" x 6'0" (2.00m x 1.84m )

### Balcony

6'6" x 3'2" (2.00m x 0.98m )

## 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)

## Description

This First floor apartment offers; Entrance Hall, good sized Lounge/Dinner with balcony, Kitchen, Double Bedroom & Family Bathroom with a shower over the bath. Gas central heating. Double glazing. Storage shed. Ample parking.

Communal gardens.  
EPC C.

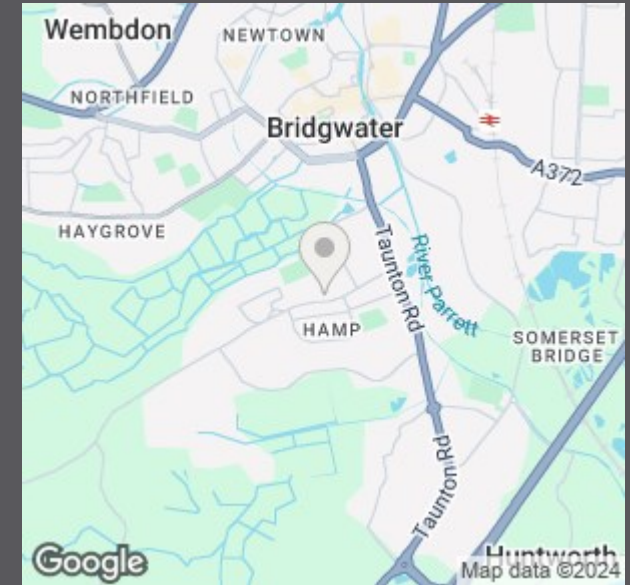
## Leasehold Details:

A 125 year lease commencing in 1990

Ground Rent £10 per annum

We are informed that the Service Charge is in the region of £1415.60 p.a. And final amount will be confirmed.

# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(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.

