



Liberty Place

Bridgwater, TA6 5JU

Price £120,000

**Tamlyns**



## PROPERTY DESCRIPTION

Offered to the market with no onward chain this well presented one bedroom, First floor apartment, over looking Cranleigh Gardens and Within walking distance to the town centre. Representing the opportunity for an ideal investment or first time buy.

The property is currently let but can be sold with vacant possession.

EPC: C

### Local Authority

Sedgemoor 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

## Description

A well-presented first floor, purpose built flat, offered to the market with no onward chain and in our opinion, representing the opportunity for an ideal investment or first time buy.

The accommodation includes: entrance hall, sitting/dining room, kitchen, bedroom and bathroom/dc. The property further benefits from double glazing, gas central heating, the use of a bike store and allocated parking.

Direction: Proceed east along St John Street taking the last turning on the right, before the mini-roundabout, into Liberty Place. The block will be found on the right.

Entrance Hall: Timber door to front. Radiator. Wall mounted hand set for secure door entry system. Twin doors to built-in storage cupboards. Door to airing cupboard housing central heating boiler and shelf space. Doors to bedrooms, bathroom/dc and sitting/dining room.

Sitting/Dining Room: 12'6" x 9' 1 1/2" (3.81m x 3.02m)  
Radiator. Television point. Double glazed window to rear.  
Opening to

Kitchen: 7' 5" x 6'7" (2.26m x 2.01m) including units Fitted with matching wall and base units. Granite effect roll edge work surfaces with inset stainless single sink and drainer. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. Timber effect laminate floor covering.

Bedroom: 10' 1" x 9' 7" (3.07m x 2.92m) Radiator. Double glazed window to rear.

Bathroom/dc: Fitted with three piece suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level Wc. Part tiled walls. Shaver light and socket. Heated towel rail. Ceramic tile effect vinyl floor covering.

Outside: Communal drying area and bike store.

Parking: Allocated parking space for one car.

Tenure And Additional information:

We understand that upon sale the property will be registered as Leasehold with a term of 175 years' from 2015. The Service Charge will be £705.00 per annum, with a 'Peppercom' Ground Rent. No pets.

Council Tax Band A.

## Material Information

Tenure. Leasehold. Remaining term 166 years. 175 years from 2015. Charges: Maintenance charge £705. No Pets

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:

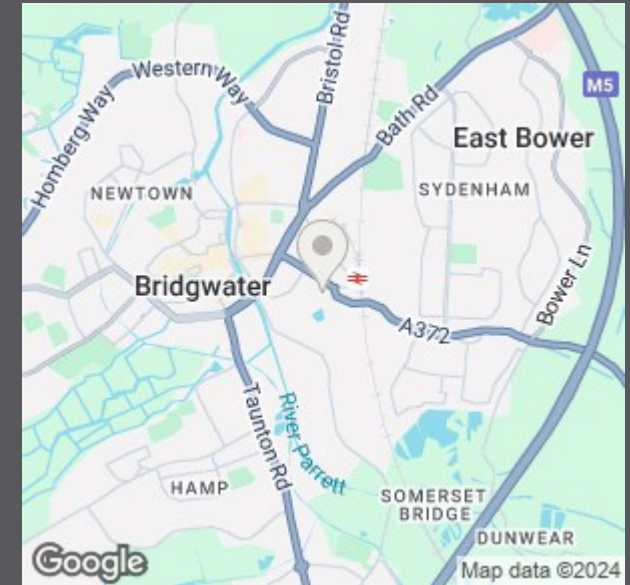
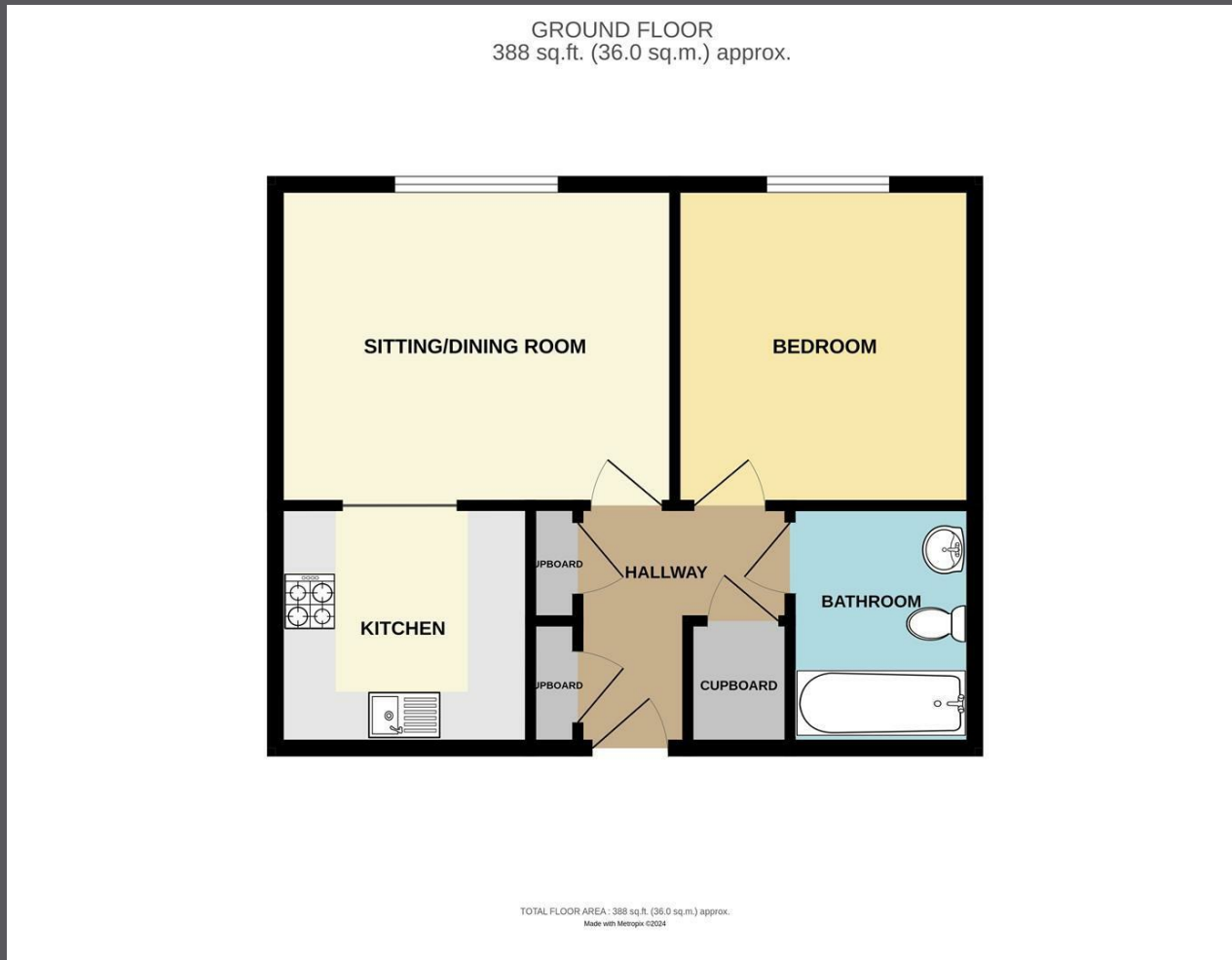
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)

# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	79
(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.

