





welcome to

Carnival Court Taunton Road, Bridgwater

A MODERN, GROUND-FLOOR apartment situated in the heart of the POPULAR MARKET TOWN OF BRIDGWATER. Offered to the market for the first time since newly built, this apartment offers an OPEN-PLAN living space, TWO-DOUBLE BEDROOMS, and ONE ALLOCATED PARKING SPACE.















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

Entrance Porch

Entrance Hall

Kitchen/Lounge

16' 6" Max x 12' 10" Max (5.03m Max x 3.91m Max)

Bedroom 1

14' 6" Max x 9' 11" Max (4.42m Max x 3.02m Max)

Bedroom 2

12' 2" Max x 11' 6" Max (3.71m Max x 3.51m Max)

Bathroom

Parking

Agents Note

Vendor is unsure of Broadband source.

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- Approx. 5 Years NHBC Remaining
- Ground Floor Apartment
- Town Centre Location
- Two Double Bedrooms
- Access To Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1322.00

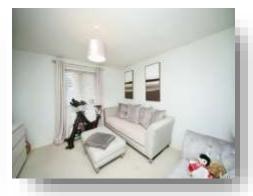
Ground Rent: 132.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000







Elmwood Ave

Ferneigh Ave

Hamp Green Rise

Paragon Pl

Hamp Ashleigh Ave

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108890



Property Ref: TAU108890 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01823 286161



taunton@fox-and-sons.co.uk



52 East Street, TAUNTON, Somerset, TA1 3NA



fox-and-sons.co.uk