



## 11 Pelham Court Bridgwater TA6 4UL

Linda Saunders Estate Agents is pleased to bring to market this well presented one bedroom ground floor apartment situated within this popular location. The property itself briefly comprises; good sized open plan living/dining area with archway to the kitchen, bathroom and a good-sized double bedroom. The property further benefits from PVCu double glazing and gas central heating.

The property further benefits from communal parking. An early inspection is highly recommended as it will appeal to both investors and first time buyers and those looking for low maintenance living. Available with no onward chain and the property is currently tenanted. The tenants could stay, if desired.

**ACCOMMODATION** (All measurements are **Lounge/Diner**: approximate)

Communal Hallway: with multi glazed panels inset, stairs to first floor, number 11 can be found on the **Kitchen**: ground floor on the RHS.

**Entrance Hallway:** rooms.

double glazed window to side aspect with and vinyl flooring. views of the communal garden area, Hardwood door radiator and carpet as fitted.

> 06'10" x 12'04". PVCu double carpet as fitted. glazed window to side aspect, fitted with a and further space for and plumbing for radiator and vinyl flooring.

13'08" x 09'03". PVCu washing machine, part tiled walls, radiator

Bedroom: 10'01" x 12'08". PVCu double glazed window to front aspect, radiator and

range of cream shaker style wall, drawer **Bathroom**: 06'0" x 07'0". PVCu double Via Hardwood and base units with complimentary work glazed window to front aspect, fitted threedoor, carpet as fitted and doors to all surfaces, stainless steel sink and drainer with piece suite comprising, low level WC, wash mixer tap over, space for cooker and fridge hand basin, panelled bath with mains shower,

## **OUTSIDE**

There is communal parking to the front.

EPC Rating: C 73

Council Tax Band: A

Local Authority Reference Number: 7015400110

Local Authority: Sedgemoor

Please Note: These are preliminary details as we are awaiting their approval from

our vendor.

## Leasehold Details

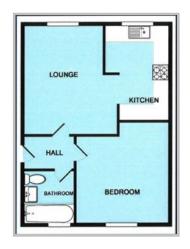
A 999-year lease was created in 1985, so there is approximately 959 years remaining. We have been advised by the vendor that the Management Charge is £90 per month.

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably

**Services:** Mains drainage, water and electricity.

subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

Score Energy rating Current Potential 92+ 81-91 69-80 55-68 39-54 21-38 1-20



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.













