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ESTATE AGENTS



7 Marsa Way, Bridgwater, TA6 5JN

£144,950

Situated within walking distance from the town centre, local amenities and Bridgwater's train station is this spacious and very well presented two double bedroom coach house with car port parking.

This double glazed and centrally heated property was built by Barratt Homes in 2006 and comprises lounge/diner, modern fitted kitchen, two bedrooms and a bathroom.

7 Marsa Way is situated just off Colley Lane and conveniently positioned within half a mile of all the town centre amenities.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Communal Area with stairs rising to first floor via own front door to lobby with telephone entry system. Door to:

LOUNGE/ DINER

Dual aspect double glazed windows, two radiators, wood effect flooring, door to:

HALLWAY

Storage cupboard, radiator, loft hatch, wood effect flooring and access to kitchen, bedrooms and bathroom.

KITCHEN

Front aspect double glazed window. Fitted with a range of matching wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven and four ring gas hob with extractor fan over. Space and plumbing for washing machine. space for fridge/freezer, tiled splashbacks, wood effect flooring, radiator.

BEDROOM ONE

Rear aspect double glazed window, radiator, wood effect flooring.

BEDROOM TWO

Front aspect double glazed window, radiator, wood effect flooring.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising panelled bath with mains shower over and glass shower screen, vanity wash hand basin with storage beneath and close coupled WC with push button flush, part tiled walls, radiator.

PARKING

Car port allocated parking.

SERVICES

Mains gas, electricity, water and drainage.

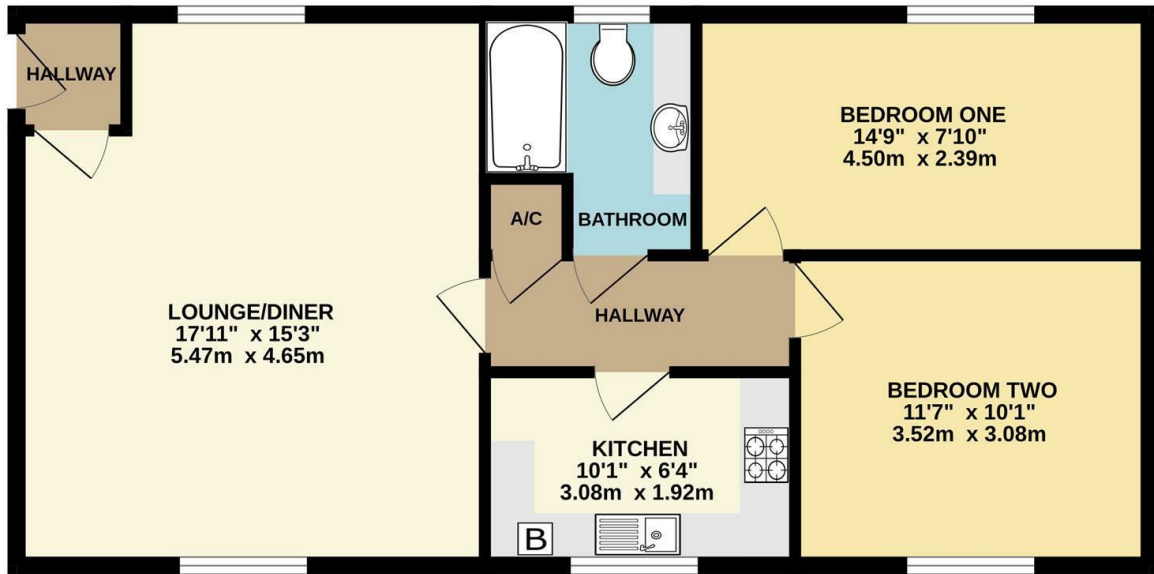
HEATING

Gas fired central heating system.

LEASE CHARGES & INFORMATION

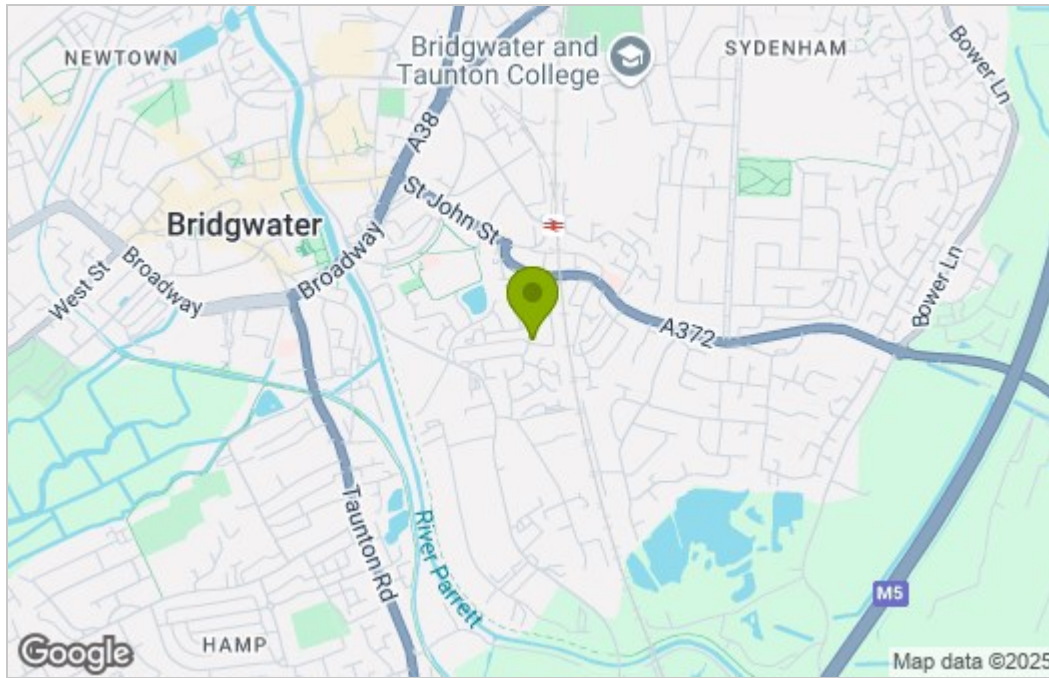
The lease is a 155 year lease from 1st July 2006. Services charges payable are £876.30 per half year. Ground rent payable £101.42 per half year.

GROUND FLOOR

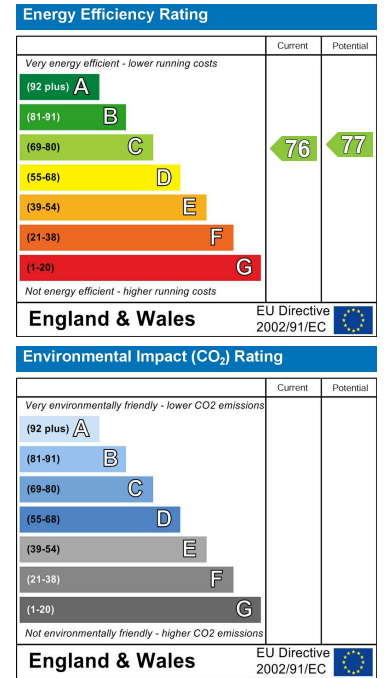


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.