



Friary Wall – £139,500 Leasehold

Linda Saunders | Estate Agents



Flat 8, Friary Wall Bridgwater TA6 3LG

This is a wonderful opportunity to acquire a well presented two-bedroom apartment. The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the town centre.

The property briefly comprises; open plan modern kitchen/lounge/diner, two bedrooms and modern bathroom. The property further benefits from gas central heating, PVCu double glazing, and allocated parking. In all, this property represents a wonderful opportunity to acquire a first time or investment home and with no onward chain and an early inspection is advised.

ACCOMMODATION

measurements are approximate)

(All gas hob and extractor over, tiled splashbacks, and tiled flooring. extractor, part tiled walls, radiator, vinyl flooring.

Hallway: Doors to all rooms.

Lounge/Diner: 10'11" x 14'0" (3.33m x 4.26m). PVCu double glazed windows, two radiators, and carpet as fitted. Archway to:

Kitchen: 09'04" x 06'06" (2.85m x 1.99m). Fitted with a range of modern base and wall units with roll top work surfaces, space for fridge freezer, washing machine/dishwasher, inset stainless steel sink and drainer, fitted electric oven with

Bedroom One: 13'07" x 09'0" (2.74m x 4.13m). PVCu double glazed window, radiator, continuation of carpet.

Bedroom Two: 09'09" x 06'07" (2.98m x 2.0m). Maximum measurement. PVCu double glazed window, radiator and continuation of the carpet.

Bathroom: Fitted with a modern white three-piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with wall mounted mains shower over,

OUTSIDE

The building's main entrance overlooks the parking area.

Agents Note: The current owner states that the property is leasehold. Purchasers should confirm the accuracy of the leasehold information via their conveyancer.

Term: 131 years remaining.

Service Charge: £1600 per annum.

Ground Rent: £150 per annum

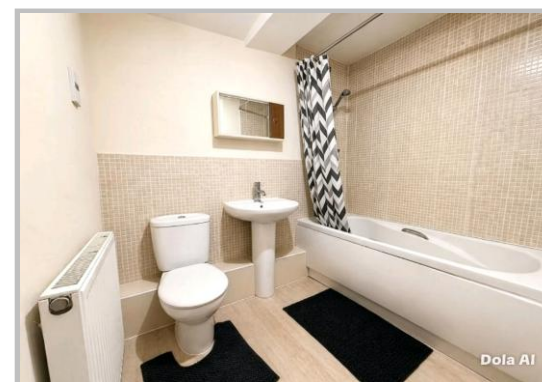
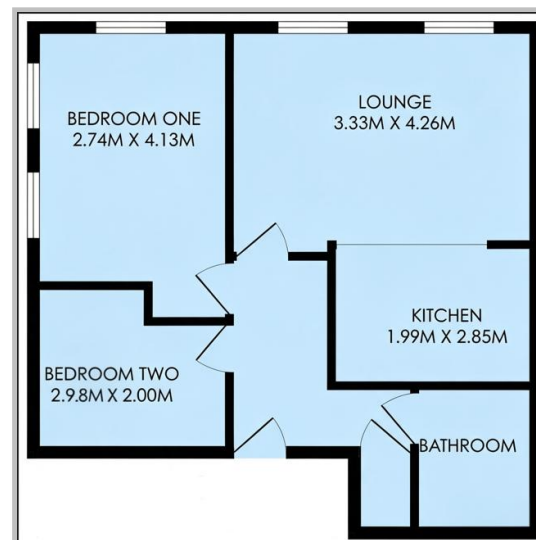
Council tax band: **A**

Local authority reference number: **TBC**

EPC Rating: **C 80**

Please Note: These are draft particulars as we are awaiting their approval by our vendor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk

Need Mortgage Advice? Perhaps we can do all the leg work through our associate company Woodward Insurance Services. Call us today to book your free appointment. Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.

OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: www.lindasaunders-estateagents.co.uk E-mail: hotproperty@lindasaundersestateagents.co.uk

FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

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.

L166 Printed by Ravensworth Digital 0870 112 5306

