HALSWELL CLOSE

Bridgwater, TA6 7HE

Price Guide £99,000

Tamlyns

PROPERTY DESCRIPTION

NO ONWARD CHAIN - located on Halswell Close in the heart of Bridgwater. This delightful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

One of the standout features of this flat is the absence of an onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those eager to move in without the usual delays associated with property transactions.

Situated conveniently close to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities.

This flat presents an excellent opportunity for anyone looking to settle in a well-connected area while enjoying the comfort of a well-appointed home. Whether you are a first-time buyer or seeking a rental investment, this property is certainly worth considering.

Situation

Local Authority

Somerset Council Tax Band: A
Tenure: Leasehold
EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk

PROPERTY DESCRIPTION

Description

Accomodation
All Sizes are approximate.

Entrance
7'0" x 5'0" (2.158m x 1.531m)
Door to storage cupboard, Living room and Kitchen with gas radiator, double glazed window, smoke alarm and a wall mounted intercom handset for door entry.

Living Room
16'0" x 11'4" (4.888m x 3.475m)
Large space with two gas radiators, four electrical sockets, three double glazed windows and door to south east facing balcony.

Kitchen
10'11" x 6'8" (3.352m x 2.045m)
Double glazed window with upper cabinets, base units and gas radiator with doors to two separate cupboard spaces.

Hallway
Doors to kitchen, bathroom and both bedrooms with gas radiator, smoke alarm and carbon monoxide alarm.

Bedroom One
13'6" x 9'11" (4.132m x 3.035m)
Double bedroom with double glazed window to south east, gas radiator and built in cupboard storage.

Bedroom Two
13'6" x 8'1" (4.132m x 2.465m)
Double bedroom space and double glazed window to south east with gas radiator.

Bathroom
6'7" x 5'7" (2.023m x 1.721m)
Double glazed window with sink basin and bath/shower and mounted gas radiator.

Balcony
South east facing.

Council Tax
A

Lease Details
89 years left on the lease
£1,359.81 - Maintenance charges
£0 - Service charge

Material Information...
Additional information not previously mentioned
- Mains electric, gas and water
- Water metered
- Heating Gas
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

PROPERTY DESCRIPTION

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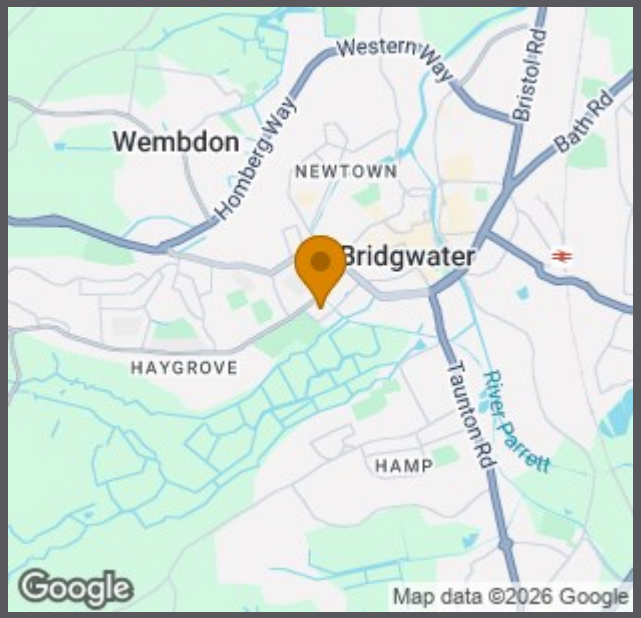
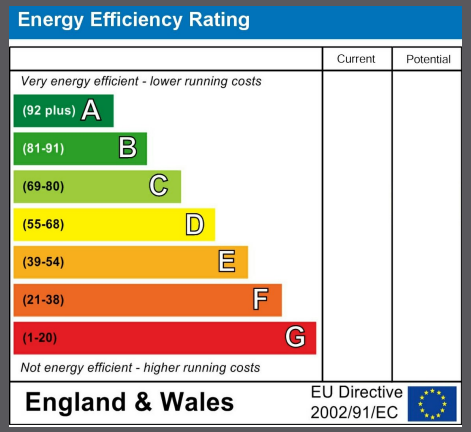
PLAN





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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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