



PRIORY COURT

Bridgwater, TA6 3NR

Fixed Price £154,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the heart of Bridgwater, this charming one-bedroom coach house in the sought-after Priory Court offers a delightful blend of comfort and convenience. With a generous lease of 974 years remaining and an exceptionally low annual lease payment of just £25, this property presents an attractive opportunity for both first-time buyers and investors alike.

The interior of the coach house is thoughtfully designed, providing a cosy yet spacious living environment. The well-appointed bedroom and bathroom ensure that all your essential needs are met, while the open-plan living area invites natural light, creating a warm and welcoming atmosphere.

One of the standout features of this property is the dedicated parking space, a rare find in such a central location. Additionally, the garden space offers a blank canvas for your personal touch, there is also a garage for additional storage.

Local Authority

Somerset County Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

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

Accommodation

All sizes are approximate

Entrance Hall

Double glazed door giving access to the hallway with stairs rising to the first floor

Landing

Double glazed window to rear, storage cupboard which houses the gas fired boiler, radiator, loft hatch, pine effect latch doors

Lounge/Dining Room

17'2 x 16'7 (5.23m x 5.05m)

Dual aspect double glazed window, feature fireplace with inset gas fire. Two radiators, door to:

Kitchen

7'1 x 7'1 (2.16m x 2.16m)

Double glazed window to rear, fitted with a range of wall, drawer and base units with work surfaces over and a sink and drainer unit. Tiled splash back, integrated appliances, built in oven, gas hob with extractor over, integrated fridge, space and plumbing for washing machine.

Bedroom

10'7 x 9'7 (3.23m x 2.92m)

Double glazed window to front, built in wardrobe, radiator

Bathroom

Double glazed obscure window to rear, fitted with a paneled bath with shower over and glass screen. Vanity wash hand basin and W.C, radiator and partially tiled walls

Garage and Parking

Up and over door with power and lighting

Garden Area

The garden area is detached from the Coach House, and has a tree in the middle, the area is marketed on the photo in yellow, and could have several uses. There is the possibility of parking or using as a garden area.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- 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

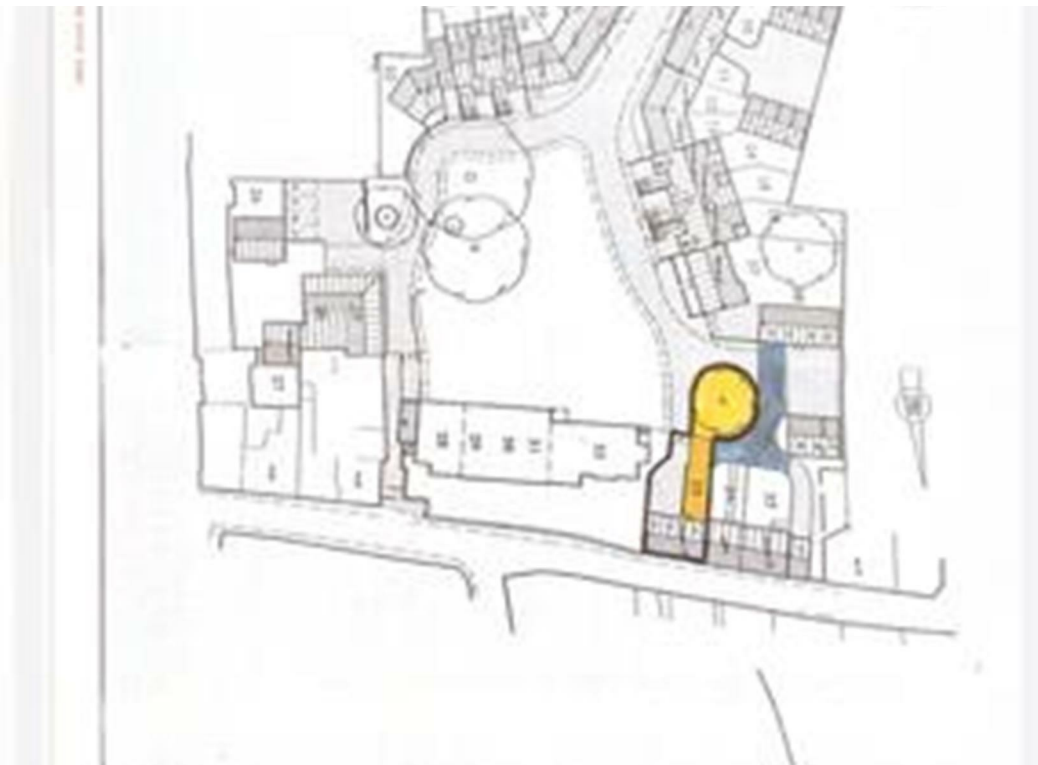
Flood Information:

flood-map-for-planning.service.gov.uk/location

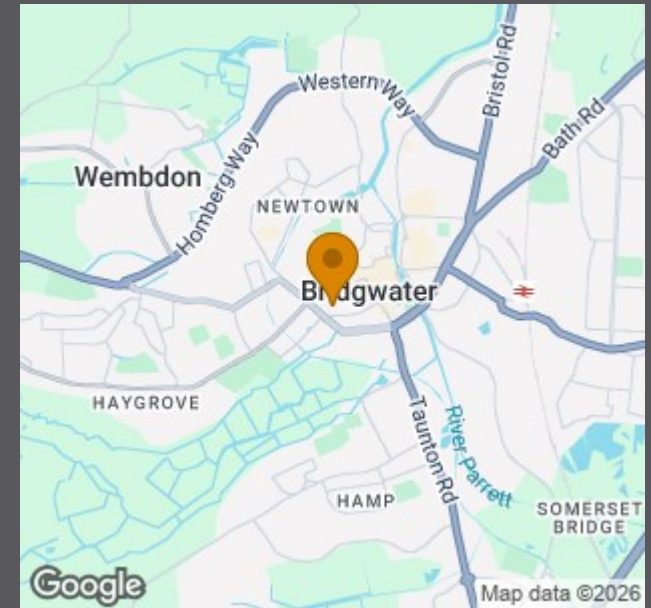
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PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

