

Nataasha Howarth
ESTATE AGENTS



48 Lords Way, Bridgwater, TA6 3SF

£145,000

Offered for sale is this spacious and well-presented two-bedroom second-floor apartment, conveniently situated just off Trinity Way on the northern outskirts of Bridgwater.

Built by Barratt Homes in 2003 to their popular 'Milton' design, the property enjoys an attractive position overlooking a communal green and benefits from plenty of natural light throughout.

The double-glazed accommodation comprises a welcoming entrance hallway, a bright dual-aspect lounge/diner, fitted kitchen, two double bedrooms, with an en-suite shower room to the principal bedroom, and a separate family bathroom.

Further benefits include a garage and parking. The property was originally granted a 999-year lease, offering excellent long-term security for prospective purchasers.

Offered to the market with the added advantage of no onward chain, this superb apartment would make an excellent home or investment opportunity.

ENTRANCE

Via communal door, hallway, stairs and landing to own front door to:

Ground Rent- £188

Estate Service Charge- £220

ENTRANCE HALLWAY

Doors to kitchen, lounge/ diner, bedrooms and bathroom. Electric radiator, airing cupboard, security entry phone.

LOUNGE/ DINER

Dual aspect double glazed windows, electric radiator, feature fireplace with electric flame effect fire inset.

KITCHEN

Side 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 hob with concealed extractor fan over, space and plumbing for washing machine, space for fridge freezer, space for dishwasher, tiled splash backs.

BEDROOM ONE

Dual aspect double glazed windows, electric radiators and door to ensuite.

ENSUITE SHOWER ROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising corner shower cubicle with electric shower, vanity wash hand basin and close coupled WC with push button flush, heated towel rail.

BEDROOM TWO

Front aspect double glazed window, electric radiator.

BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising panelled bath with mains shower over, close coupled WC with push button flush and vanity wash hand basin.

EXTERIOR

PARKING

For one vehicle leading to:

GARAGE

Third garage from the right of communal door. Accessed via up and over door to front.

COMMUNAL GARDEN

Communal gardens to front and side with communal bin store to rear.

SERVICES

Mains electricity, water and drainage.

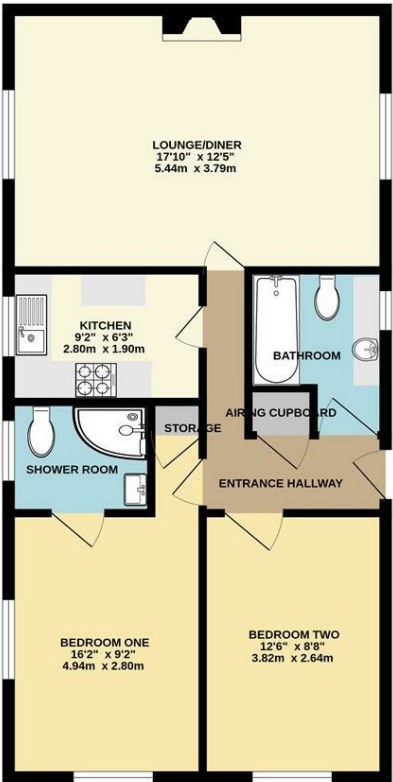
SERVICE CHARGES

Service Charge

Approximately £1590 annually and

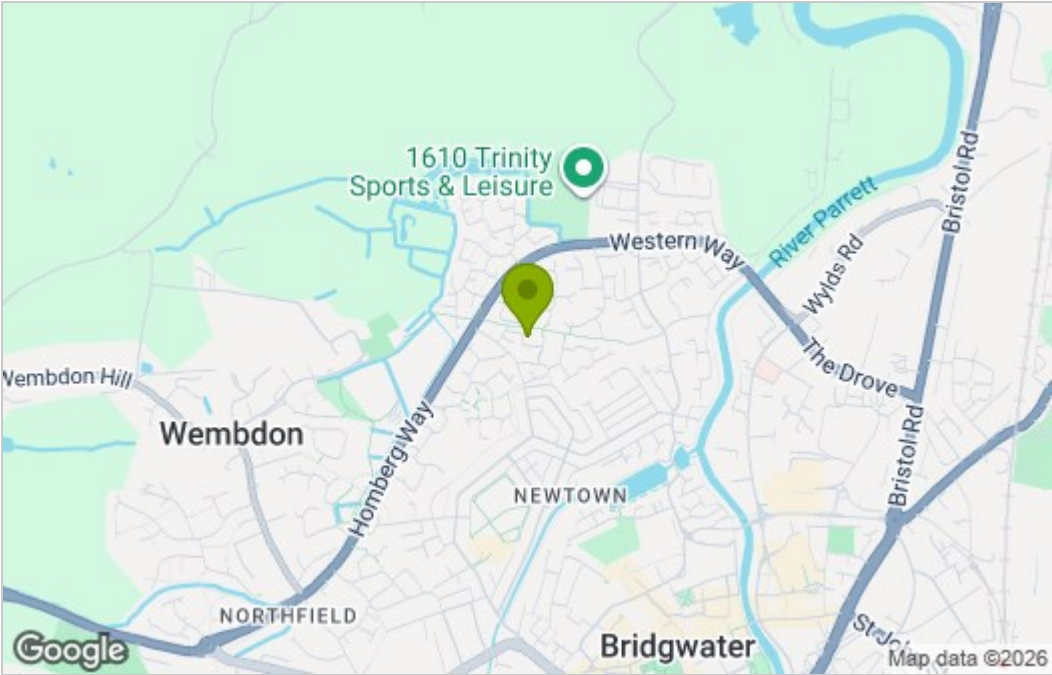
Floor Plan

GROUND FLOOR

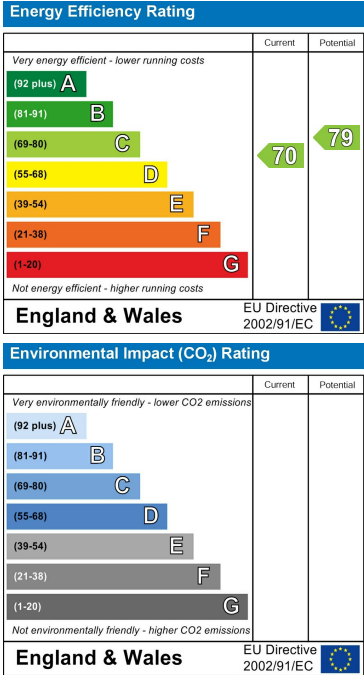


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.