



## MARINERS CLOSE

Bridgwater, TA6 5EG

Price **£97,500**

**Tamlyns**

## PROPERTY DESCRIPTION

One bedroom flat situated in the market town of Bridgwater. This top floor flat which briefly comprises of Entrance Hall, lounge, bedroom, kitchen, bathroom.

Outside there is off street parking(rented monthly at £40 pcm) and half share of a double garage.

### Situation

\* One bedroom Flat \* Lounge \* Kitchen \* Bathroom \* Garage

### Local Authority

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](mailto:house.sales@tamlyns.co.uk)



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## Accommodation

All sizes are approximate.

## Main door

Main door into communal entrance hall with stairs to the top floor, front door into:-

## Entrance Hall

## Lounge

16'0" x 8'6" (4.9 x 2.6)

Double glazed window to front, electric wall heater, cupboard housing hot water tank.

## Bedroom

9'10" x 8'0" (3.0 x 2.44)

With built in wardrobes.

## Kitchen

7'6" x 4'11" (2.3 x 1.5)

Range of wall & base units, space for electric cooker, space & plumbing for washing machine. extractor fan.

## Bathroom

9'10" x 7'10" (3.0 x 2.4)

Pedestal wash hand basin, low level w/c, panelled bath with electric shower over.

## Outside

Secure gated entrance, there is a parking space within a secure garage and a further parking space which is currently rented at a cost of £40.00 pcm

## Tenure

999 year lease from 1999 with a service charge of £840.00 per year.

## Material Information...

Additional information not previously mentioned

- Mains electric
- Water metered
- Heating electric room heating
- Mains Sewage
- No Flooding in the last 5 years or not
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

Council Tax Band A

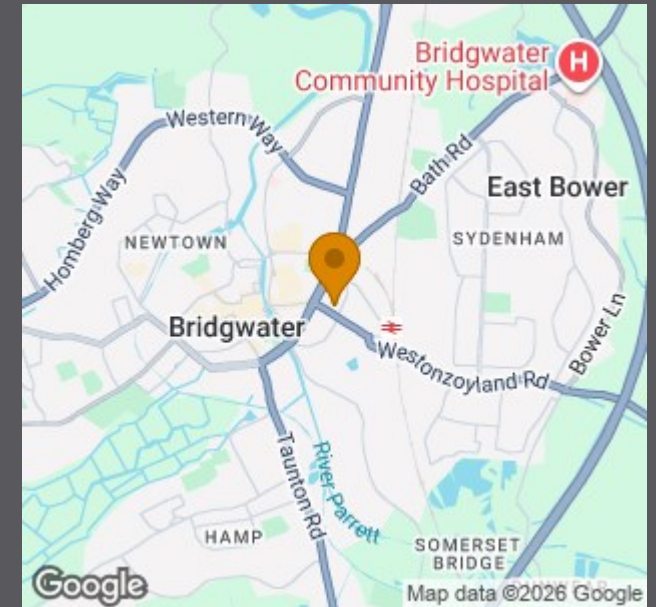
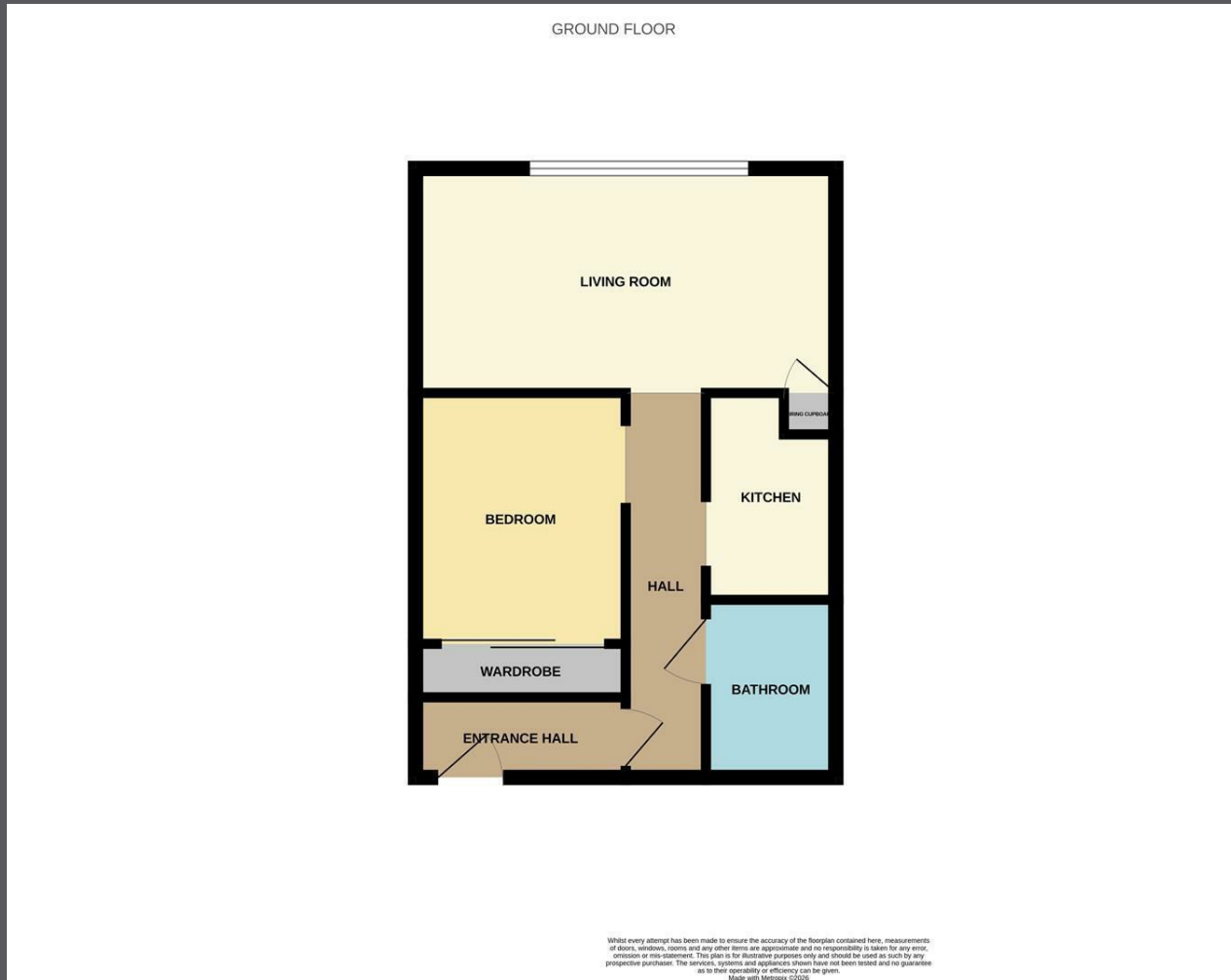
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# PLAN



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>83</b> |
| (69-80) <b>C</b>                                   | <b>72</b>                  |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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).

