



Paragon Place  
Bridgwater, TA6 6XY

Price £120,000

Tamlyns

## PROPERTY DESCRIPTION

This Top Floor apartment features one spacious reception room, perfect for relaxing or entertaining guests. The flat comprises one well-appointed bedroom, providing a comfortable retreat for rest and relaxation. Additionally, there is a modern bathroom that caters to all your needs.

Situated conveniently close to the town centre, this flat offers easy access to a variety of local amenities, including shops, cafes, and restaurants. For those who require transport links, the nearby rail line ensures swift connections to Taunton and beyond, making it an ideal choice for commuters.

This property presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. With its prime location and appealing features, this flat is sure to attract interest. Do not miss the chance to make this lovely home your own.

### Local Authority

Somerset County Council Council Tax Band: A

EPC Rating: B

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 measurements are approximate

## Communal entrance

Communal Entrance to the side of the building with key pad entry system, further entry door with key pad entry to ground floor, the flat is situated on the top floor and has 3 flights of stairs

## Landing

Communal landing which is covered by the maintenance company

## Hallway

Front door into Inner Hallway with intercom system, electric wall heater, smoke alarm, ceiling spots, storage cupboard, door to:

## Kitchen Area

8'6" x 7'2" (2.6 x 2.2)

Range of wall and base units with matching roll edge work surface, integrated electric cooker. electric hob with extractor over, stainless steel 1 1/2 bowl sink unit with mixer tap, integrated washing machine, integrated Fridge/Freezer, ceiling spots.

## Lounge Area

21'3" x 9'10" (6.5 x 3)

Double glazed bay window to front (measurement is into depth of window) two electric wall mounted heaters, ceiling spots

## Double Bedroom

13'9" x 8'10" (4.2 x 2.7)

Double glazed window to front, wall mounted electric heater, ceiling spots.

## Bathroom

7'6" x 5'6" (2.3 x 1.7)

White suite comprising of paneled bath with electric shower over and glass shower screen, low level WC, wash hand basin with mixer tap and storage under, heated towel rail, ceiling spots, tiling to compliment.

## Allocated Parking

One allocated parking space

## Lease Details

The property is 8 years old and has 991 years remaining on the lease. Hootons Commercial Ltd are the maintenance company, buildings insurance is included in the quarterly charge of £353.13. The ground rent is £200.00 per annum

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Heating electric room heating
- Mains Sewerage
- No 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](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

# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</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 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.

