


Natasha Howarth
ESTATE AGENTS



57A Bath Road, Bridgwater, TA6 4PH

£109,950

A chance to acquire this spacious and well proportioned flat which is situated just off of Bath Road approximately $\frac{3}{4}$ mile from the range of amenities on offer in the town centre of Bridgwater. The property is offered to the market with no onward chain and with potential as an ideal investment or first time buy. The accommodation is arranged over one floor and comprises: hallway, kitchen, lounge, two bedrooms and a bathroom. The property further benefits from off road parking, gas central heating and double glazing.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via communal door, hallway to own front door.

HALLWAY

Doors to kitchen, bedrooms and bathroom. Large storage cupboard. Tiled floor, radiator.

KITCHEN

Range of matching wall and base units with roll top work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including electric hob with extractor hood over, space for fridge/ freezer, space and plumbing for washing machine. Tiled walls, tiled floor, radiator.

LOUNGE

Double glazed window, wood effect flooring, radiator.

BATHROOM

Fitted with a new three piece white suite comprising bath with shower over and glass screen, pedestal wash hand basin and close coupled WC. Tiled walls, tiled floor, radiator.

BEDROOM ONE

Double glazed window, wood effect flooring, radiator.

BEDROOM TWO

Double glazed window, wood effect flooring, radiator.

PARKING

Allocated parking, space to rear.

LEASE

This property is 'leasehold' with a 999 year Lease commencing in 2007.

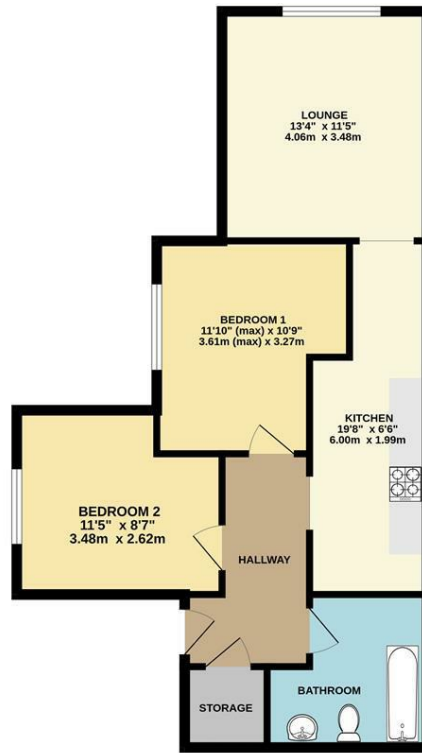
With regards to service charges our understanding is that there is no fixed service charge. The building insurance is organised by the management company and collected from the individual flat owners & there is a provision for any works required to be split between the flats that share the communal entrance. Any interested party should get their solicitor to verify this.

SERVICES

Mains gas, electricity, water and drainage.

Floor Plan

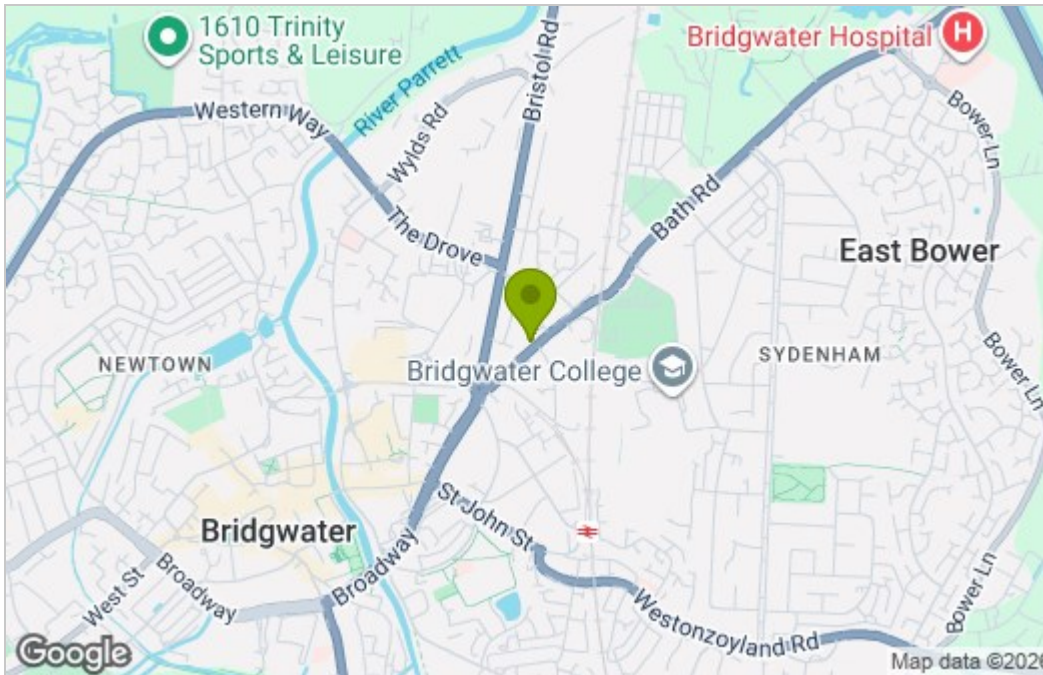
GROUND FLOOR



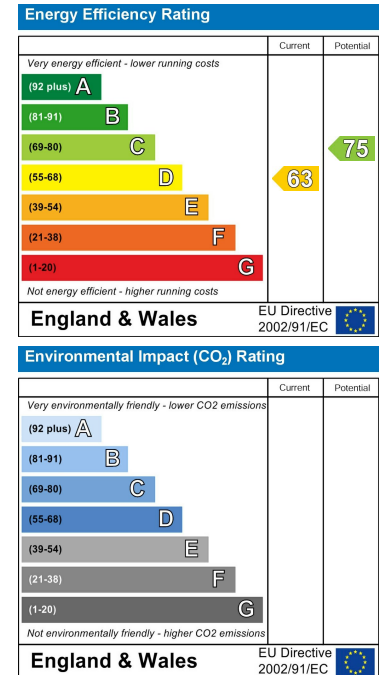
57A BATH ROAD

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. Made with Metropix (2025)

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.



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