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ESTATE AGENTS

Apartment 1, Carnival Court Taunton Road, Bridgwater, TA6 6AF

Offers over £160,000

An exceptionally well presented two double bedroom ground floor apartment situated within this impressive development.
Apartment 1, Carnival Court is offered in an excellent condition throughout. Having only been built six years ago, the property still has the feeling of a 'new home', with well maintained cosmetics & modern fittings throughout and still retaining the NHBC guarantee.
Benefitting from off-road parking & communal garden, this is one not to be missed.
Offered to the market with NO ONWARD CHAIN.
In brief the property comprises a lobby, spacious hallway, two double bedrooms (bedroom two currently being used as a lounge), bathroom and kitchen/ diner with integrated appliances.
There are a range of shops and amenities on offer in Bridgwater's town centre but there are also a number of useful amenities extremely close to the property itself.
There is a pick up point for Hinkley Point within a short distance from the property!
For an appointment to view please contact the vendors sole agent.

ENTRANCE
Via communal door, hallway to own front door.

ENTRANCE LOBBY
Storage cupboard, wood effect flooring, door to:

HALLWAY
Wood effect flooring, radiator. Doors to bedrooms, kitchen/ diner and bathroom.

KITCHEN/ DINER
Dual aspect double glazed windows. Fitted with a modern range of white colour coordinated 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, four ring gas hob and stainless steel chimney style extractor hood over. Integral dishwasher, washing machine and fridge/ freezer, ceiling downlighters, wood effect flooring.

BEDROOM ONE
Double glazed window, radiator.

BEDROOM TWO
Double glazed window, radiator.

BATHROOM
Fitted with a three piece suite comprising 'P' shaped bath with mains shower over and glass shower screen. Vanity wash hand basin with LED illuminated mirror over and close coupled WC with recessed cistern. Tiled floor, heated towel rail.

EXTERIOR

PARKING
Allocated parking space outside of the property.

GARDEN
Communal gardens to the rear with bike rack and bin store.

SERVICES
Mains electricity, gas, water and drainage.

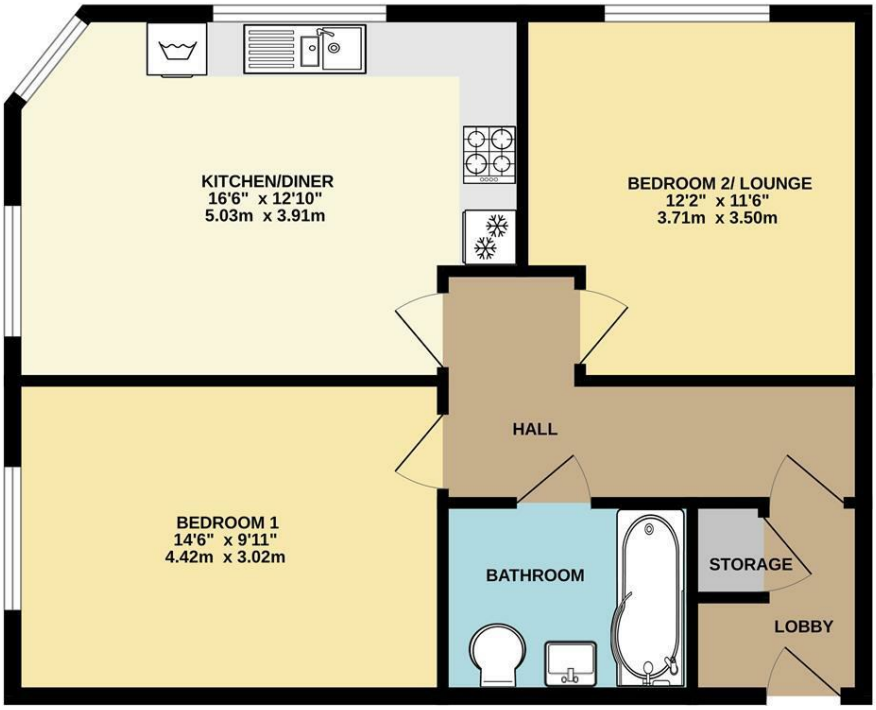
TENURE
Leasehold - 250 years from 5 July 2019.

SERVICE CHARGE
Approximately £1500 per annum.

GROUND RENT
Approximately £125.00 per annum.

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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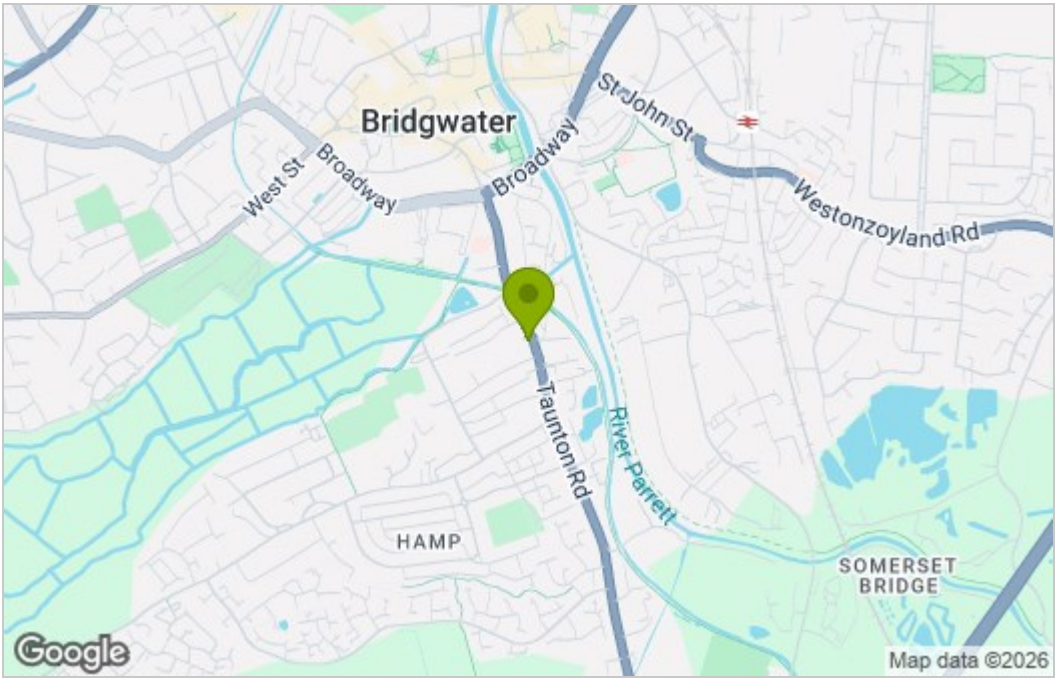
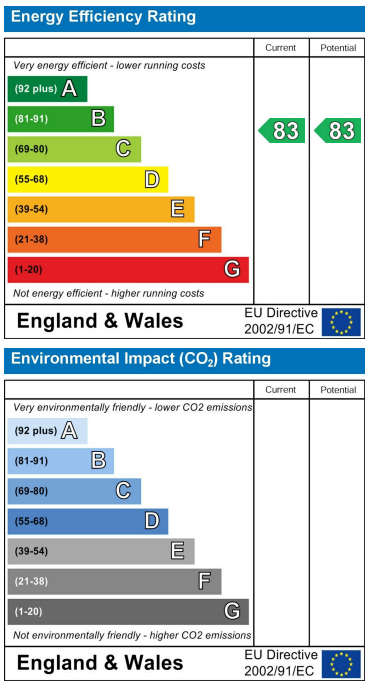
Area Map



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.

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