



## LORDS WAY

Bridgwater, TA6 3SF

Price **£155,000**

**Tamlyns**

## PROPERTY DESCRIPTION

A well presented, modern, and spacious, two double bedroom coach house with garage and off road parking space on the desirable NDR estate in Bridgwater. The property was built approximately 20 years ago by Barrett Homes, and sits in a cul-de-sac position. The property boasts two double bedrooms, a large living room/dining area, bathroom with shower over bath, and modern fitted kitchen with integrated cooker and hob.

### Situation

\*Modern coach house \*Good size lounge/diner \*UPVC double glazing \* Gas central heating \*Two double bedrooms \*Fitted kitchen with integrated cooker and hob \*Garage and off road parking \*Desirable location

### Local Authority

Somerset 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)



# PROPERTY DESCRIPTION

## Accommodation

All sizes are approximate.

## Property Description

A well presented two bedroom coach house with garage and off road parking space on the desirable NDR estate in Bridgwater, the property boasts two double bedrooms, a large living room/dining area, and modern fitted kitchen with integrated cooker and hob.

## Entrance Hall

Intercom handset, fuse box.

## Sitting Room / Diner

17'10 × 11'6 (5.44m × 3.51m)

Dual aspect double glazed windows to front and rear, telephone and TV aerial point, two radiators, thermostat controls for central heating, door to inner hall.

## Inner Hall

Airing cupboard with factory lagged cylinder and immersion heater, radiator, hatch to felted and insulated loft space.

## Kitchen

10'5 × 6'0 (3.18m × 1.83m)

Fitted with modern wall and base mounted units, and single drainer sink unit inset into granite effect laminate worktops with tiled surround. Integrated electric oven and gas hob, extractor hood over, plumbing for washing machine, space for fridge/freezer, radiator, wall mounted boiler providing hot water and heating.

## Bedroom 1

14'11 × 7'10 (4.27m × 3.35m × 2.39m)

Double glazed window, radiator.

## Bedroom 2

11'3 × 9'9 (3.43m × 2.97m)

Double glazed window, radiator.

## Bathroom

White suite comprising close coupled WC, vanity sink unit with cupboard below and shelving, tiled splashback, panelled bath with shower screen and mains fed shower over, tiled surround, shaver point, extractor, radiator, tiled floor.

## Outside

Single garage with up and over door, water supply, electric, telephone point, and off road parking space to the front. There is also a communal bin store.

## Tenure

999 year lease from 01/01/2002

Service charge £1500.00 per annum

Ground rent £372.00 per annum

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas central heating.
- Mains sewerage.
- No flooding in the last 5 years.

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)

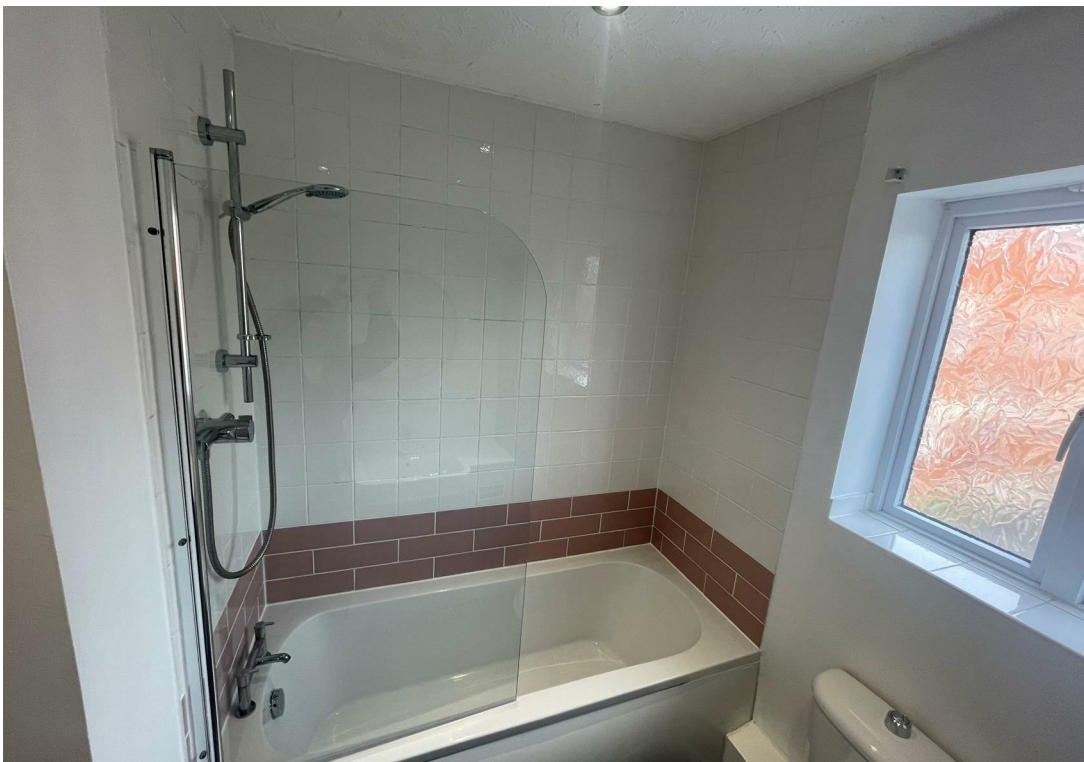
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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

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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>		
(69-80) <b>C</b>	<b>72</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 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).

