



Lords Way – £138,500 Leasehold

Linda Saunders | Estate Agents



## 7 Lords Way Bridgwater TA6 3SF

This is a wonderful opportunity to acquire a well presented two-bedroom coach house which offer low maintenance living. The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the town centre and motorway network.

The property briefly comprises; modern kitchen, separate lounge/diner, two bedrooms and modern bathroom. The property further benefits from gas central heating, PVCu double glazing, fascias, and soffits. There is a carport under the coach house. In all, this property represents a wonderful opportunity to acquire a first time or investment home in good order throughout. An early inspection is advised. No onward chain.

**ACCOMMODATION** (All measurements are approximate)

Ground floor entrance door with intercom service to: -

**Hallway/Staircase:** Stairs rising to first floor landing with personal door to number 7.

**Entrance Hall:** Intercom handset and fusebox.

**Lounge/Diner:** 17'09" x 11'06". PVCu double glazed windows to front and rear aspects, television point, two radiators, and carpet as fitted.

**Inner Hallway:** Airing cupboard with factory lagged cylinder & immersion heater. Radiator. Smoke detector. Hatch to felted and insulated roof space.

**Kitchen:** PVCu double glazed window to front aspect, fitted with a range of modern base and wall units with roll top work surfaces, space for fridge freezer, washing machine/dishwasher, inset stainless steel sink and drainer, fitted electric oven with gas hob and extractor over, gas central heating boiler, tiled splashbacks, radiator and vinyl flooring.

**Bedroom One:** 14'11" x 07'09". PVCu double glazed window to rear aspect, radiator, continuation of the fitted carpet.

**Bedroom Two:** 11'03" x 09'09". PVCu double glazed window to front aspect, radiator and continuation of fitted carpet.

**Bathroom:** PVCu double glazed obscure window to rear aspect, fitted with a modern white three-piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with wall mounted mains shower over, part tiled walls, radiator, vinyl flooring.

### **OUTSIDE**

To the front is a carport providing parking. There is a communal bin store.

**Agents Note:** These are preliminary details as we are awaiting their approval by our vendor. Lease

details should not be relied upon, and buyers should instruct their conveyancer to confirm their accuracy.

Tenure 999-year lease from 01/01/2002

Service Charge £1500.00 per annum

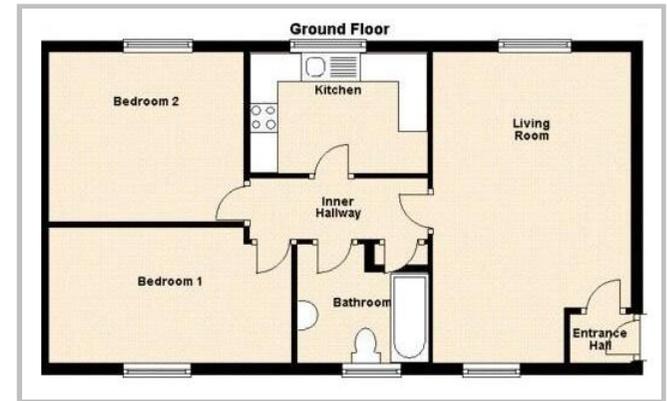
Ground Rent £372.00 per annum

All mains services connected.

Council tax band: **A**

Local authority reference number **5203700070**

EPC Rating: **D 65**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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**FREE Market Appraisal**

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

**VIEWING**

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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