



2 Quantock Parade —£99,950 Leasehold

Linda Saunders | Estate Agents





## 2 Quantock Parade North Petherton TA6 6TN

Linda Saunders Estate Agents is pleased to bring to market this one bedroom ground floor apartment which is conveniently situated in a central location providing easy access to the towns of Bridgwater & Taunton and all local amenities.

It is a bright and spacious apartment which comprises; an open plan living area, bedroom and shower room and PVCu double glazing where specified. The property further benefits from a good sized storage room and is available with no onward chain and therefore likely to appeal to both first time buyers and investors alike, viewing is highly recommended.

**ACCOMMODATION** (All measurements are approximate)

Entry is via its own front door into: -

**Lounge:** 14'11" x 07'09". PVCu double glazed window to front aspect, wall mounted electric heater and tiled flooring.

**Dining Area:** 07'06" x 05'03". Open plan and connected to the lounge

area.

**Kitchen:** 06'06" x 08'10". Fitted modern fitted kitchen comprising; wall, drawer and base units, complimentary roll edge work surfaces with stainless steel sink and chrome mixer tap over, tiled splash backs, built in electric oven with electric hob and extractor, space for tumble dryer and washing machine, tiled flooring. Door and

door recess to: -

**Storage Room:** Of a good size and providing plenty of useful storage.

**Bedroom:** 09'07" X 06'09". PVCu double glazed window to front aspect, wall mounted heater and tiled flooring.

**Bathroom:** Fitted with a white

low level WC, pedestal wash hand basin, shower cubicle with mixer shower over, tiled splashbacks and vinyl flooring.

## **OUTSIDE**

There is a small communal garden area providing a handy space to sit and relax.

## **EPC Rating: E**

**Please Note:** These are preliminary details as we are awaiting their approval from our vendor.

## **LEASEHOLD DETAILS**

**We have been advised by the vendor that: -**

Service & Ground Rent Charge is £63.29 per month.



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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**Need Mortgage Advice?** Perhaps we can do all the leg work through our associate company Woodward Insurance Services. Call us today to book your free appointment. **Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.**

### **OFFICE OPENING HOURS**

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

### **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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