



Lords Way £119,950 Leasehold

Linda Saunders | Estate Agents



46 Lords Way
Bridgwater
TA6 3SF

We are pleased to bring to market this well presented Two double bedroom, two bathroom modern purpose built ground floor apartment with garage and situated in a pleasant open location of similar properties and conveniently located on the Hinkley Point bus route. It is a level walk to the town centre and briefly comprises; modern fitted kitchen, good sized lounge/diner with two double bedrooms one with en suite shower room and a family bathroom. The property further benefits from allocated off-road parking in front of the single garage and double glazing. The property is offered with no onward chain and viewing is highly recommended.

ACCOMMODATION (All sizes are approximate)

Communal Entrance: to main block, stairs to first floor, door leading to rear access, telephone entry system.

Entrance Hall: Hallway with doors leading to bedrooms, lounge and bathroom, intercom door entry phone system, door to airing cupboard, wall mounted storage heater and carpet as fitted.

Lounge/Diner: 17'09" x 12'02". Two PVCu double glazed dual aspect windows, feature fireplace with electric fire inset, storage heater and carpet as fitted.

Kitchen: 10'05" x 06'03". PVCu double glazed window to front aspect, modern range of wall, drawer and base units with beech effect work surfaces, tiled splash backs, stainless steel sink and drainer with mixer taps over, built-in electric oven and ceramic hob,

extractor fan and light over, space and plumbing for washer/dryer, space for fridge-freezer and vinyl flooring.

Bedroom 1: 16'06" x 09'06". PVCu double glazed windows to front and side aspects, panel heater and carpet as fitted.

En Suite: PVCu obscure double glazed window to front aspect, fitted with a modern white suite comprising pedestal wash hand basin, low level

WC and corner shower cubicle with mains shower fitted, tiled splashbacks, heated towel rail and vinyl flooring.

Bedroom 2: 12'08" x 13'05". PVCu double glazed window to side aspect, wall mounted heater and carpet as fitted.

Bathroom: PVCu obscure double glazed window to rear aspect, fitted three piece white suite comprising; vanity unit with wash hand basin inset, panelled bath with electric shower over and low level WC, tiled splashbacks, extractor fan, wall mounted heater and ladder style heated towel rail and mosaic effect vinyl flooring.

EPC Rating - TBA

Services: Mains electricity, water & drainage.

Tenure – Leasehold.

Ground Rent: £124.32 per annum.

Service Charges: £1138.40 per annum.

Insurance Premium: £219.88 per annum.

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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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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