



Sandpiper Road – £97,500 Leasehold

Linda Saunders | Estate Agents



49 Sandpiper Road
Bridgwater
TA6 5QU

We are pleased to offer this modern top floor two bedroom flat within this popular residential location and close to the town centre. The property briefly comprises; kitchen, lounge/diner, two bedrooms and family bathroom. There is an allocated parking space adjacent to the entrance. Viewing is highly recommended as it is available with no onward chain.

Communal Entrance Hall

Entrance Hallway: Door Intercom, phone.

Sitting/Dining Room: 14'03" x 12'05"
(4.34m x 3.78m) Window to front aspect opening into the kitchen.

Kitchen: 08'01" x 07' 09" (2.46m x 2.36m)
Plumbing for washing machine, white units with faux wood counter tops.

Family Bathroom: 07' 02" x 07' 00" (2.18m x 2.13m) Bath, with overhead electric shower wash hand basin and low level WC.

Bedroom 1: 09' 11" x 09' 01" (3.02m x 2.77m) Window to rear aspect with built in wardrobe.

Bedroom 2: 07' 07" x 07' 01" (2.31m x 2.16m) Window to rear aspect.

OUTSIDE

To the front are the communal areas where the allocated parking space can be found.

Tenure: Leashold with 99 years from 1 January 1989.

Ground Rent: Currently levied at approximately £75.00 per annum.

Service Charge: Currently levied at £850.00 per annum.

EPC Rating: C 72

Council Tax Band: A

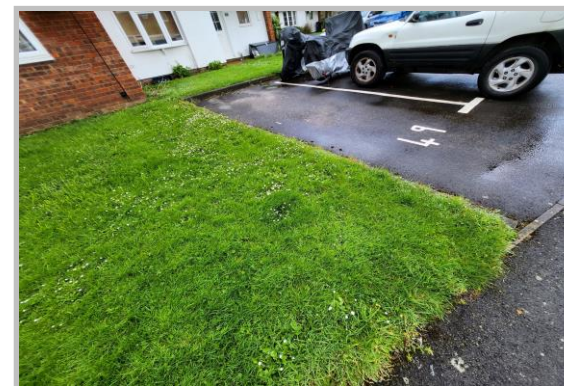
Local authority reference number: 6701200490

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

Disclaimer

Linda Saunders Estate Agents also offer a professional Lettings and Management Service. If you are considering renting your property to purchase, are looking at buy to let or would like a free review of your current portfolio then please call the Lettings Team on the number shown above.

Linda Saunders Estate Agents is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	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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