



Pelham Court —£110,000 Leasehold

Linda Saunders | Estate Agents



13 Pelham Court Bridgwater TA6 4UL

Linda Saunders Estate Agents is pleased to bring to market this well presented one bedroom first floor apartment situated within this popular location with its plenty of local amenities. The property itself briefly comprises; good sized open plan living/dining area, kitchen, bathroom and a good sized double bedroom.

The property further benefits from an allocated parking space. An early inspection is highly recommended as it will appeal to both investors and first time buyers and those looking for low maintenance living. Available with no onward chain as the property is currently tenanted.

ACCOMMODATION (All measurements are approximate)

Communal Hallway: Hardwood door with multi glazed panels inset, stairs to first floor where number 13 can be found.

Entrance Hallway: Via Hardwood door, carpet as fitted and doors to all rooms.

Lounge/Diner: 14'01" x 11'11". Dual aspect double glazed windows to side and rear aspects, storage heater and carpet as fitted.

Kitchen: 07'09" x 11'01". Double glazed window to rear aspect, fitted with a range of wall, drawer and base units with roll edge work surfaces, stainless steel sink and drainer with mixer tap over, space for cooker and fridge & freezer and space and

plumbing for washing machine, part tiled walls.

Bedroom: 09'05" x 11'11". Double glazed window to rear aspect, storage heater and carpet as fitted.

Bathroom: 06'06" x 05'10". Fitted three piece suite comprising; low level WC, wash hand basin, panelled bath and vinyl flooring.

OUTSIDE

There is an allocated parking space to the front.

EPC Rating: **D 63**

Council Tax Band: **A**

Local Authority Reference Number: **7015400130**

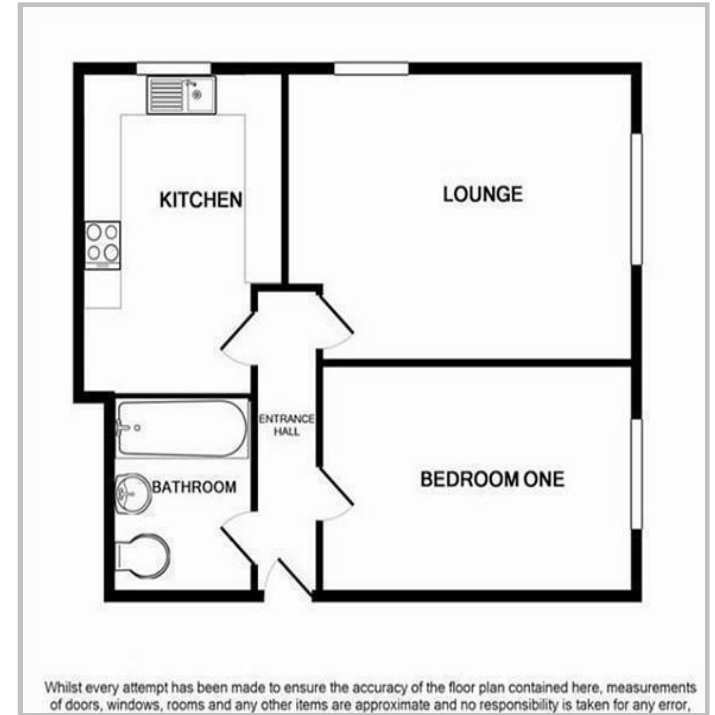
Local Authority: **Sedgemoor**

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 the Management Charge is £60 per month.

Services: Mains drainage, water and electricity.



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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