



Queens Street – £69,690 Leasehold

Linda Saunders | Estate Agents



Flat 3 Queens Street Bridgwater TA6 3DA

We are pleased to bring to market this one double bedroom top floor apartment situated very close to the town centre and local amenities. From the communal hallway the property is approached via a staircase to its own front door which opens into a large lounge/diner, kitchen, bathroom and double bedroom. The sash windows have recently been replaced and the property further benefits from electric heating. The property is currently tenanted and is available with no onward chain.

ACCOMMODATION: (All measurements are approximate)

Entrance via hardwood panelled door into;

Communal Hallway: With staircase rising to the first and second floors, electric meter boxes and mail boxes.

Own front door into: -

Lounge/Diner: 15'2 (4.62m) extending to 18'1 (5.51m) behind bulk head x 14'1 (4.29m) Two front aspect multi-pane timber sash windows, wall mounted electric storage heater, chimney breast with marble effect back and hearth, bulk

head storage shelf, electric fuse box (wall mounted at low level), textured wall paper to ceiling, two ceiling mounted light fittings, open archway and shallow step up to: -

Inner Hallway: Textured wall paper to ceiling, loft access trap, open walkway to kitchen, door to bedroom, bi-folding door to bathroom.

Kitchen: 5'2 x 6'5 (1.57m x 1.96m) Rear aspect multi-pane timber sash window, built-in unit scheme comprising of two base units, two wall units and one four drawer base pack, roll top work surface with inset stainless steel single drainer sink unit with chrome coloured pillar taps,

space and plumbing for automatic washing machine, cooker space with electric connecting facility, fridge space, smooth finish to ceiling, vinyl floor covering.

Bedroom: 14'1 x 10'11 (4.29m x 3.33m) reducing to 8'1 (2.46m) Front aspect multi-pane timber sash window, boxed chimney breast with electric storage heater to right hand alcove, smooth finish to ceiling, door to built-in airing cupboard with factory lagged tank and timber slat shelving.

Bathroom: Equipped in a white suite comprising of low level WC, side panelled bath and pedestal wash hand basin. The suite is enhanced by chrome coloured antique style taps and waste fittings, self

finished splashbacks to bath area with wall mounted electric shower, front aspect obscure glazed multi-pane timber sash window, wall mounted electric heated towel rail, smooth finish to ceiling.

TENURE: Leasehold - 120 years from January 1986. With regards to service charges our understanding is that there is no fixed service charge. There is a provision for any works required to be split between the three flats that share the communal entrance. Any interested party should get their solicitor to verify this.

GROUND RENT: £5 per annum.

BUILDINGS INSURANCE: Approximately £225.32 per annum.

COUNCIL TAX BAND A

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

EPC Rating: E 49

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.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk



Need Mortgage Advice? Perhaps we can do all the leg work through our associate company Woodward Onsurance Servoces. 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 E-mail: 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.

L166 Printed by Ravensworth Digital 0870 112 5306

