



Riverside Close £114,950 Leasehold

Linda Saunders | Estate Agents



## 122 Riverside Close Bridgwater TA6 3PP

We are pleased to bring to market this well presented modern purpose built first floor apartment situated in a pleasant 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 and family bathroom. The property further benefits from allocated off-road parking and a Juliette balcony and gas central heating. The property is available with no onward chain and viewing is highly recommended.

**ACCOMMODATION** (All sizes are approximate)

**Communal Entrance:** to main block, stairs rising 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, radiator and carpet as fitted.

**Lounge/Diner:** 18'11" x 11'7" average. PVCu double glazed window and Juliette balcony to front aspect, two radiators and carpet as fitted. Archway to: -

**Kitchen:** PVCu double glazed window to front aspect, modern range of wall, drawer and base units with square edged work surfaces, tiled splash backs, stainless steel sink and drainer with mixer taps over, built-in electric oven with four ring gas hob and

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

**Bedroom 1:** 11'03" x 11'00". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

**Bedroom 2:** 07'03" x 10'06". PVCu double glazed window to front aspect, radiator and carpet as fitted.



**Bathroom:** PVCu obscure double glazed window to rear aspect, Fitted three piece white suite comprising; wash hand basin, panelled bath with mains shower over and low level WC, tiled splashbacks, extractor fan, radiator and vinyl flooring.

**EPC Rating** - C 79

Services: Mains electricity, gas, water & drainage.

Council Tax: Band A

Tenure – Leasehold: 125 years from 2006.

Ground Rent: £125 per annum

Service Charges: TBC

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](mailto:hotproperty@lindasaundersestateagents.co.uk)



**Need Mortgage Advice?** Perhaps we can do all the leg work through our associate company Woodward Insurance & Mortgage 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.

L166 Printed by Ravensworth Digital 0870 112 5306

