



Standish Street £114,950 Leasehold

Linda Saunders | Estate Agents



11 Standish Street  
Bridgwater  
TA6 3HQ

We are pleased to bring to market this well presented modern purpose built second 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 with 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 measurement. 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** – B 84

**Services:** Mains electricity, gas, water & drainage.

**Council Tax:** Band A

**Tenure** – Leasehold: 125 years from 2006.

**Ground Rent:** £125 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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**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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