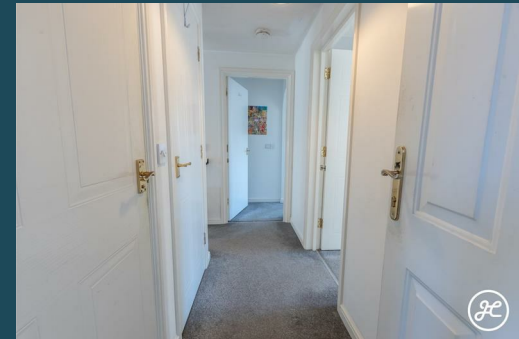


Lords Way
Bridgwater
TA6 3SF




JOSEPH CASSON
the estate agency your home deserves





£143,000

- Impressive First-Floor Apartment
 - Two Double Bedrooms
 - Two Bathrooms
 - Lounge/Diner
 - Kitchen
 - Carport Parking
- Electric Heating & Double Glazing

NO ONWARD CHAIN. An impressive first-floor flat in a desirable development close to various amenities. Built by Barratt Homes in 2002, this two-bedroom home features stylish upgrades and a lovely view of the communal green.

The spacious layout includes a hallway, dual-aspect lounge/diner, fitted kitchen, two double bedrooms (en-suite shower room), family bathroom, and a convenient carport.

ACCOMMODATION

This impressive first-floor apartment features double glazing and upgraded electric heating. It includes an entrance hallway, a spacious lounge/diner, a kitchen, two generous double bedrooms, an en-suite shower room, and a bathroom. Additionally, you'll find parking available in your own carport.

LOCATION

This sought-after development is accessed off Western Way (NDR) and is very popular with families. It is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School & 1610 Sports Centre is a short distance away as are a number of other local amenities. Bridgwater Town Centre offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Leasehold. 976 Years Remain. 999 Years from 01/01/2002.

Estate/Management Charge: £1787.88 per annum.

Ground Rent: £186.08 per annum

EPC Rating:

Council Tax Band: A

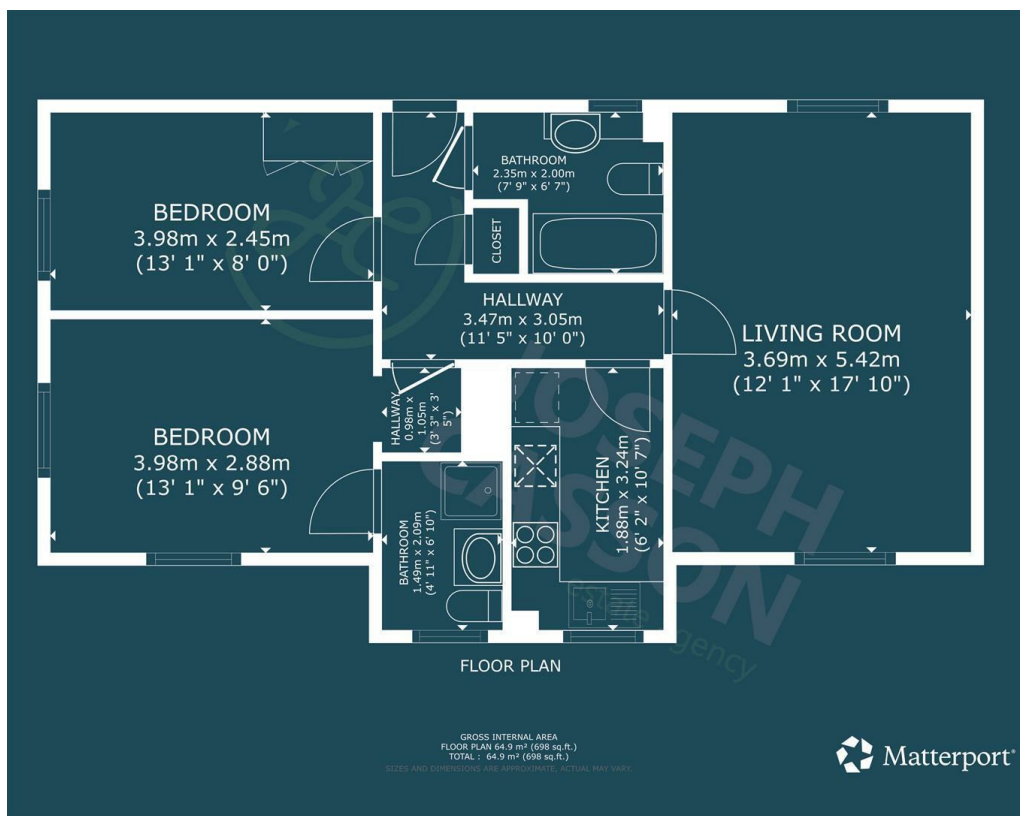
UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains





Mains Gas Supply: No

Central Heating: No - Electric Fischer Storage Heaters

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

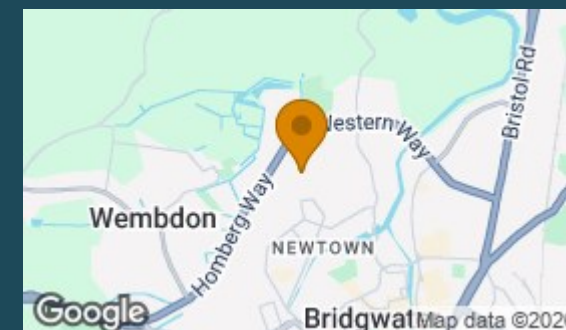
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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