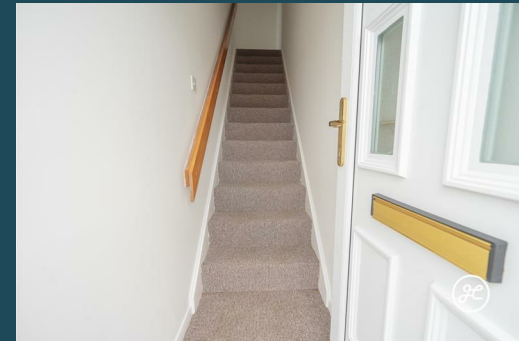


31 Carlton Drive  
Bridgwater  
TA6 3TL



  
**JOSEPH CASSON**  
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31 Carlton Drive  
£125,000

Available with no onward chain and located within the Cloisters development accessed off the NDR within close proximity of Chilton Trinity Secondary School, 1610 Sports Centre and Bridgwater town centre is this spacious, one bedroom first floor apartment with own front door, 999 year lease from 1986 and allocated parking.

#### AT A GLANCE:

- Mature Modern First Floor Apartment
- One Bedroom
- Lounge/Diner
- Kitchen
- Bathroom
- Allocated Parking
- Double Glazed & Electric Heating
- No Onward Chain

Tenure: Leasehold - 999 years from 1986. No ground rent or maintenance charges.

#### ACCOMMODATION

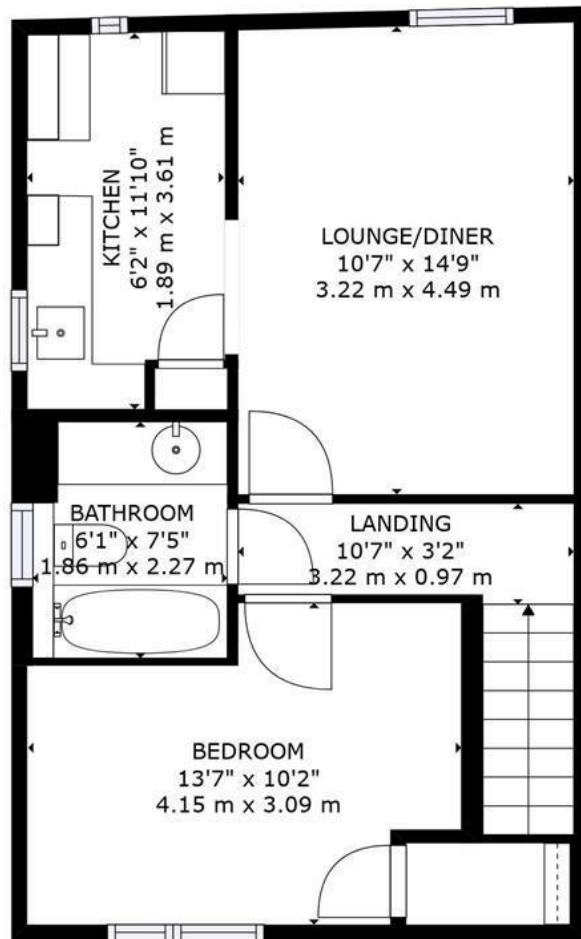
This well presented property briefly comprises: entrance hallway with storage cupboard to side, landing, lounge/diner, kitchen, bathroom and bedroom to the first floor. Externally, there is a small shingled area with the property and allocated parking.

#### LOCATION

This popular development is accessed off Western Way (NDR) and 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





FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 28 sq. ft, 3 m2, FLOOR 2: 483 sq. ft, 45 m2  
TOTAL: 511 sq. ft, 47 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Local Authority

Council Tax Band

A

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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