



3 Cranleigh Court, St. John Street, Bridgwater, TA6 5HS

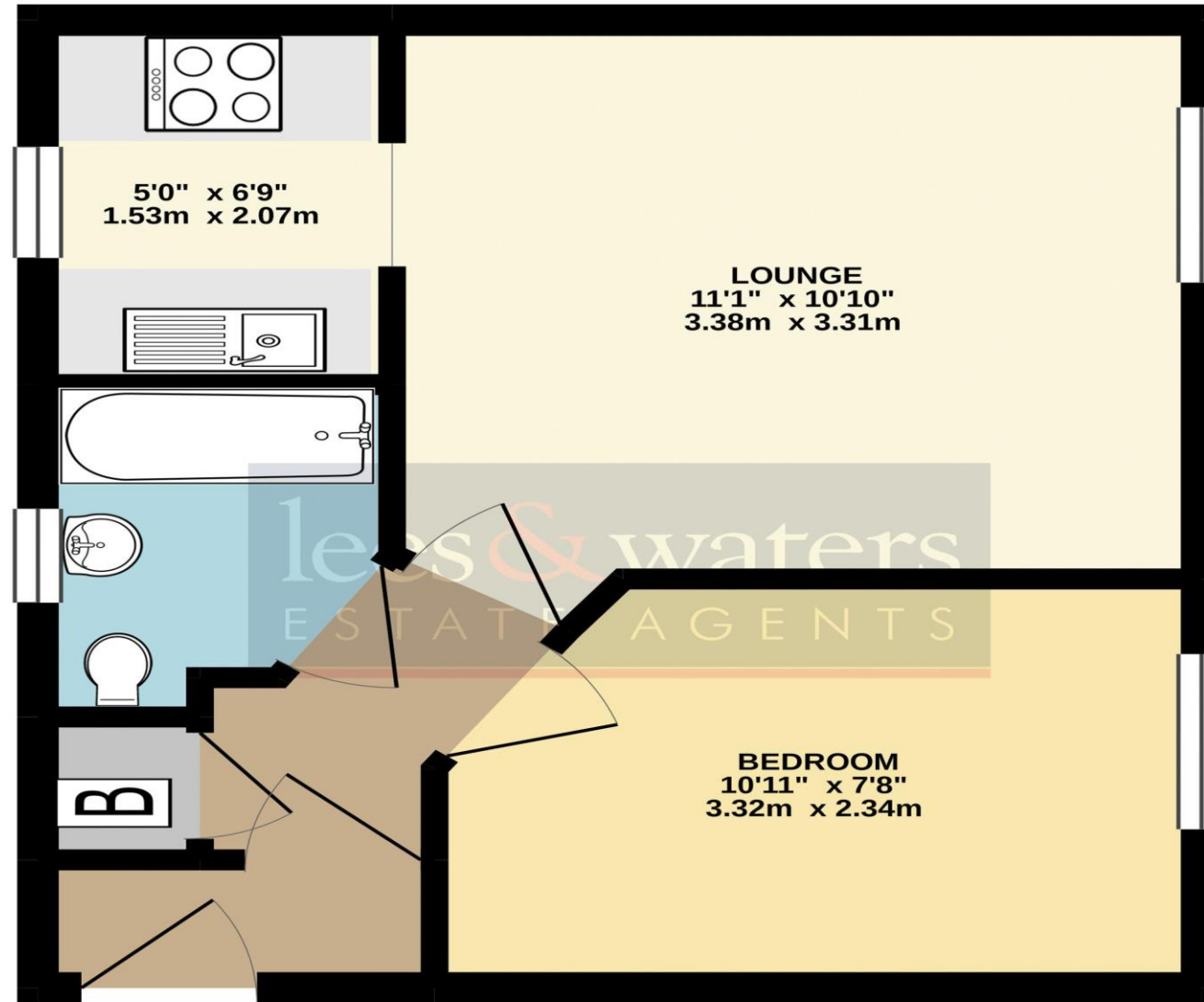
£72,500 - Leasehold

No Onward Chain | Ground Floor Flat | One Double Bedroom | Bathroom With Shower Over Bath | Local Amenities |  
Short Walk To Town Centre & Train Station | Tenant Would Be Happy To Stay | Gas Central Heating | UPVC Double Glazed Windows | EPC Rating: C





GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 299 sq.ft. (27.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## THE PROPERTY

This one bedroom ground floor flat is central to town, making it ideal for young first time buyers or investors.

There are amenities on St. John Street, a Doctor's Surgery on Cranleigh Gardens itself and of course further shops and amenities in the town centre. Bridgwater's train station is also just a short walk away.

Internally there is a gas central heating system and all windows are UPVC double glazed.

The lounge is a nice size as is the bedroom and there is a storage cupboard off the entrance hall. The kitchen has open access from the lounge making the flat a sociable space with windows to the front and rear aspect.

This is a leasehold property and on a 999 year lease which started on 1st January 2007. The service charge was £714.90 for 2020 and the management company is Cranleigh Court Limited.

## AT A GLANCE

**Tenure:** Leasehold | **Services:** Mains gas, electricity, water & drainage | **Heating:** Gas central heating | **Council Tax Band:** A



**Use your smartphone camera to scan the first QR code and view the property on our website. The second QR code is where you can request your free valuation.**

### IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Energy Performance Certificate

3 Cranleigh Court, Cranleigh Gardens, BRIDGWATER, TA6 5HS

**Dwelling type:** Ground-floor flat      **Reference number:** 8821-6926-5940-8101-9996  
**Date of assessment:** 19 June 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 19 June 2019      **Total floor area:** 28 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 780</b>
<b>Over 3 years you could save</b>	<b>£ 24</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 81 over 3 years	You could save £ 24 over 3 years
Heating	£ 474 over 3 years	£ 477 over 3 years	
Hot Water	£ 198 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 780</b>	<b>£ 756</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### 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		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£10	£ 24

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.