



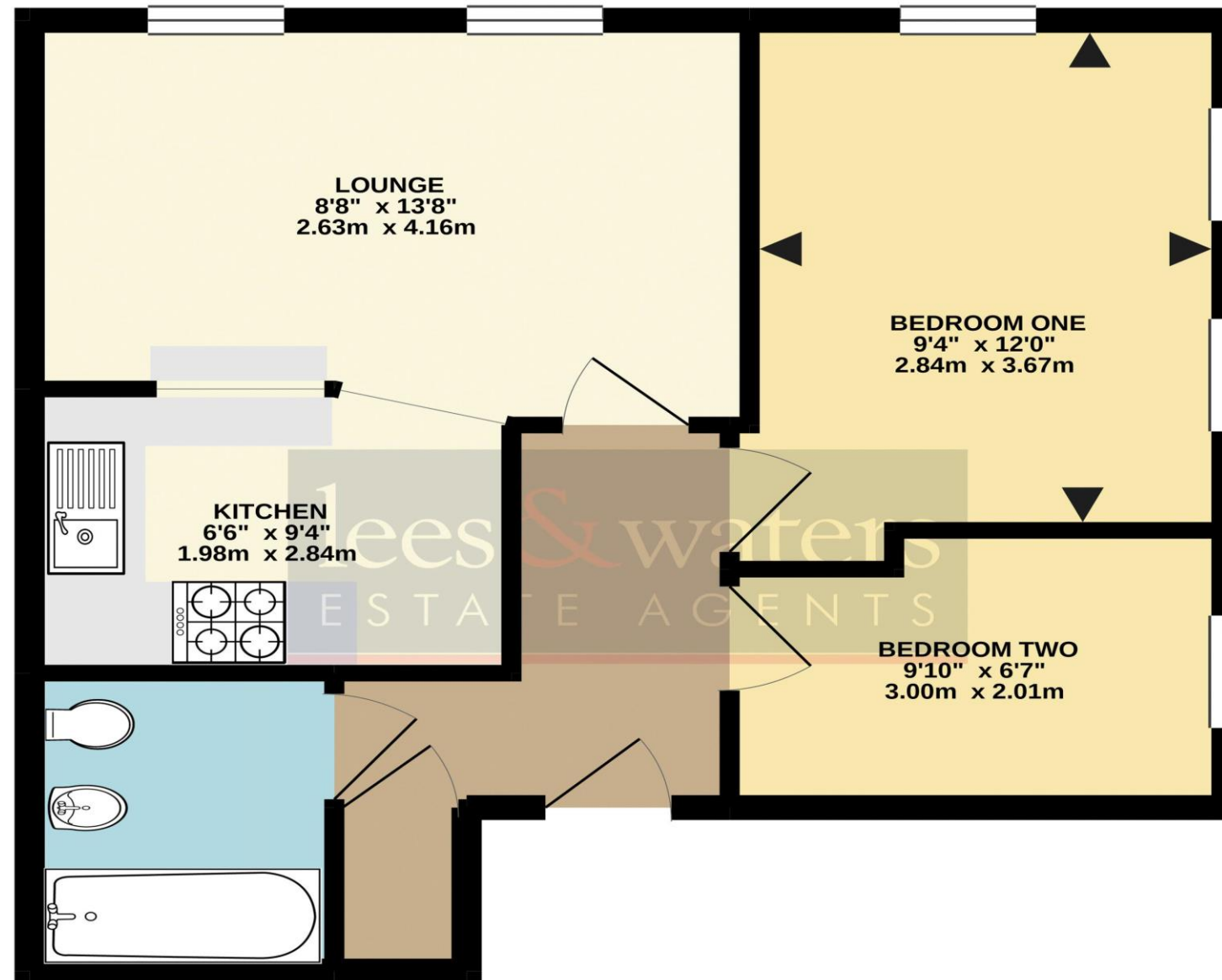
Flat 18 Friary Wall, Horsepond Lane, Bridgwater, TA6 3LG

£105,000 - Leasehold

No Onward Chain | Allocated Parking | Purpose Built Flat To Ground Floor | Two Bedrooms | Open Plan Lounge/Kitchen | Central Location | Double Glazed & Gas Central Heating | Ideal First Home | EPC Rating: TBC |



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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

Available with no onward chain and with allocated parking this is an ideal starter home or even investment with it being so close to the town centre.

The flat is warmed by a gas central heating system and is fully double glazed.

The lounge and kitchen are open plan giving a spacious feel to the property which is neutrally decorated. The kitchen has a fitted oven and hob with some extra work surface space defining the kitchen and lounge areas, despite it being open plan.

The bathroom has a bath with mains shower over and is tiled to the ceiling over the bath too.

We would advise that your legal representative checks the terms of the lease but we have been advised that the ground rent is paid 6 monthly with two payments of £123 and the service is also paid 6 monthly with two payments of £555. We believe the lease to be a 150 year lease from 2008.

Dominika Chwiejczak
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Lees & Waters Estate Agents introduce to Just Mortgages for mortgage and protection advice.

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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.