

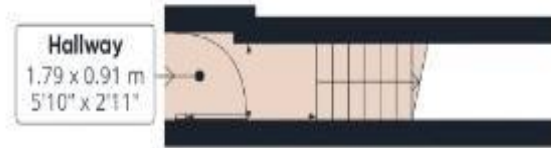


5 Cavalier Close, Bridgwater, TA6 3WF

£140,000 -

Maisonette With No Onward Chain | Popular Trinity Fields Development | North West Of Bridgwater | Convenient For 1610 Gym & Pool | En-Suite To Master Bedroom | Good Size Lounge | Fitted Kitchen | Short Walk To Local Amenities | Off Road Parking Space | Council Tax Band: A & EPC Rating: TBC





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

60.84 m²
654.83 ft²

Reduced headroom

0.57 m²
6.16 ft²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

UIKAPFL360

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THE PROPERTY

Available with NO ONWARD CHAIN. Ideal for first time time buyers, investors and professionals alike, this fantastic two bedroom en-suite maisonette offers spacious accommodation over three floors.

Enjoying good size lounge, family bathroom and fitted kitchen to the first floor and two double bedrooms with en-suite to the second floor, plus loft storage. Well positioned in a quiet location within the Trinity Fields development to the North West of Bridgwater. Ideal for west side Schooling. A short commute to the Motorway junction 23 and a short walk to local facilities along nearby Kendale Road. There are regular bus services along the Northern distributor Road itself and the property is convenient for the nearby 1610 gym and swimming pool.

The property is fully double glazed and has night storage heating. There is an allocated parking space and shared bin store for the small group of neighbouring properties. The property has been well looked after by the current tenants and will be sold with vacant possession.

The property is leasehold with the 155 year lease commencing 1st Jan 2005. Maintenance charges payable are: A service charge of £380.45 paid twice per year and ground rent of £77.50 paid twice a year.

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.