

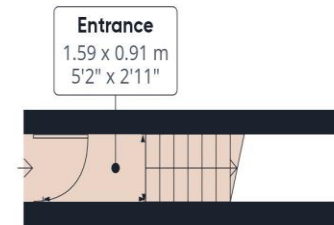


17 Carlton Drive, Bridgwater, TA6 3TL

£130,000 - Leasehold

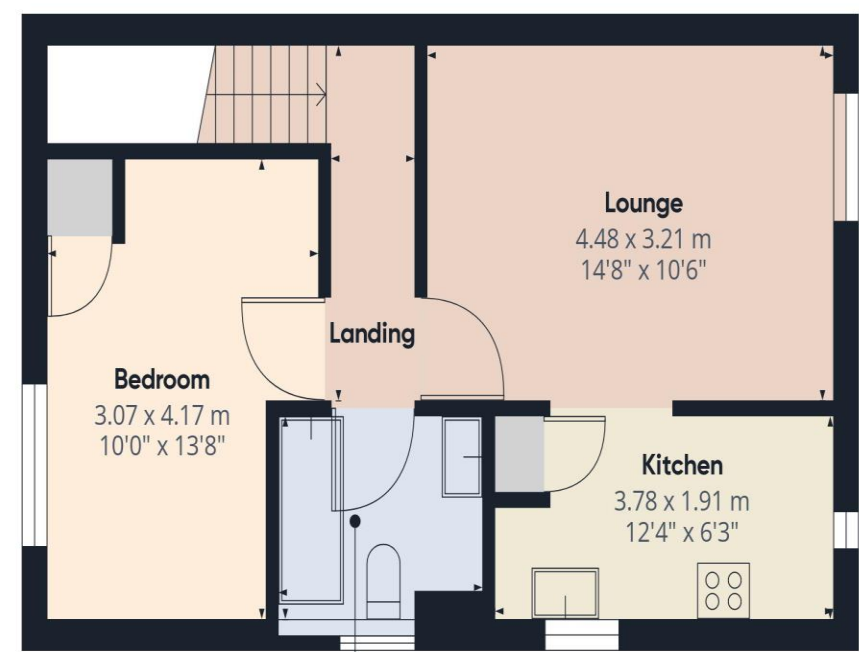
No Onward Chain | One Double Bedroom First Floor Flat | Modern Kitchen & Bathroom | Bedroom Is Of Good Proportions With Storage | Lounge With Space For Dining Table | Open Plan & Sociable Living Space | Parking For Two Cars | Outside Storage Cupboard | Short Walk From Town Centre | Council Tax Band: A & EPC Rating: D





Entrance
1.59 x 0.91 m
5'2" x 2'11"

Floor 0



Bathroom
2.26 x 1.73 m
7'5" x 5'7"

Floor 1



Approximate total area[®]
44.67 m²
480.87 ft²

Excluding balconies and terraces

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

GIRAFFE360

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THE PROPERTY

Available with NO ONWARD CHAIN and having parking space FOR TWO CARS, this first floor, one double bedroom flat, is a great buy.

The bathroom and kitchen are modern and come with good levels of storage and the living space is sociable, being open plan and with plenty of natural light.

The property is warmed with independently controlled electric radiators that can all be controlled over Wi-Fi and through a mobile device.

Outside and to the front there is a small area of lawn that belongs to the property and there is also an outside storage area, to the right of the front door.

In terms of location, the property is a short walk from Bridgwater's town centre, the Hinkley Point bus route and also the gym and swimming pool at Chilton Trinity School.

The M5 (both the northern and southern junction) is just a short drive away.

Please note that the lease for this property started circa 1981 and for a period of 999 years. There are now around 956 years remaining - but please seek full verification of this from your legal representative.

Please also note that there are no Service Charges or a Ground Rent to pay. There is a crossover lease associated with this property which is quite normal when two dwellings occupy one building. The owner of this property has the leasehold for it and the person in the flat beneath owns the freehold - and vice versa.

Energy performance certificate (EPC)

17, Carlton Drive BRIDGWATER TA9 3TL	Energy rating D	Valid until: 17 March 2030 Certificate number: 9038-2048-8237-4540-0274
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Property type: Top-floor flat
Total floor area: 45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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.