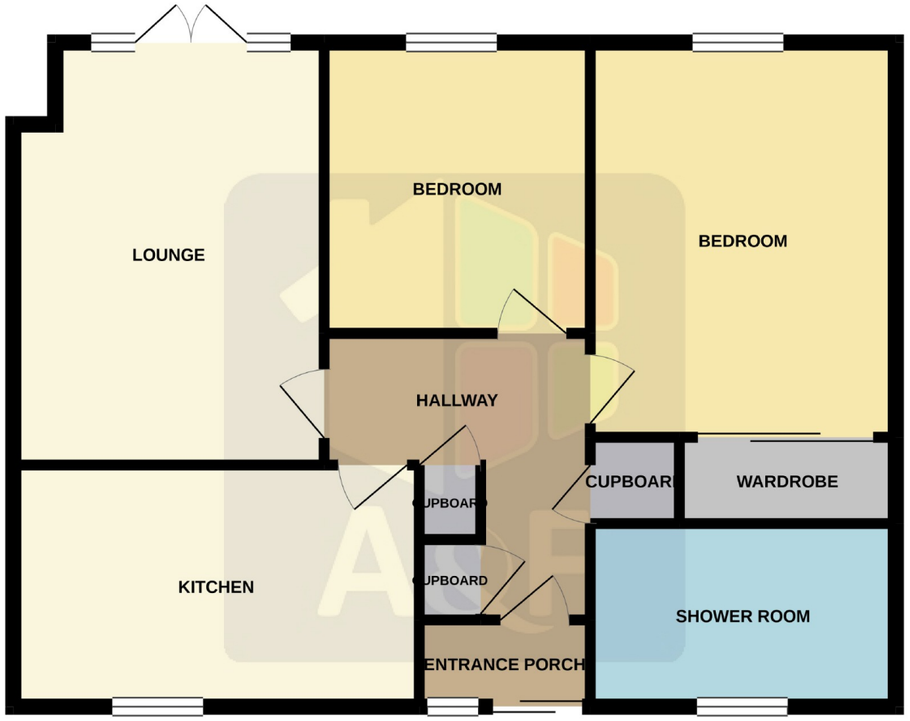
GROUND FLOOR



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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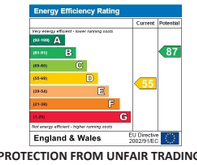

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

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A TERRACED 2 BED RETIREMENT BUNGALOW SITUATED IN THE POPULAR PRIORY GARDENS AREA AND OFFERED with **NO ONWARD CHAIN**

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SITUATION
Standing in a popular area of similar bungalows and being located several hundred yards from both the town centre and seafront. This retirement complex is much sought after and benefits from a house manager with an alarm system installed into each room of each bungalow. The town itself offers a range of supermarket shops and banks together with other facilities including Hospital, Doctors Surgery, Library, Churches, Schools, Cinema, Hotels and Public Houses. Access to the M5 Motorway at Junction 22 and mainline railway station in Highbridge.

THE PROPERTY
The property consists of entrance hall, lounge, Kitchen, 2 bedrooms, shower room, communal gardens and parking.
the property also benefits from electric heating and double glazing throughout

ACCOMODATION

ENTRANCE PORCH
Accessed via a double glazed sliding door leading on to Entrance Hall

ENTRANCE HALL
Accessed via UPVC front door and allowing access to all other rooms.

LOUNGE 4.99m x 3.47m Max (16'4" x 11'5" Max)
Night storage heater, TV aerial socket, Electric fire with surround, telephone point and access to rear communal garden via a double glazed patio door.

KITCHEN 4.48m 2.34m Max (14'8" 7'8" Max)
There are a range of wall and floor units, space for fridge freezer, cooker and washing machine, There is a double glazed with aspect to the front

BEDROOM 2.95m x 4.17m Max (9'8" x 13'8" Max)
Electric Storage heater, TV aerial point, double glazed window with aspect to the rear and built in wardrobes with sliding mirrored doors.

BEDROOM 2.67m x 2.95m Max (8'9" x 9'8" Max)

SHOWER ROOM 2.95m x 1.70m Max (9'8" x 5'7" Max)
The shower rooms has had a recently fitted new shower cubicle. The room also benefits from a towel rail, WC, wash basing and double glazed window with aspect to the front.

OUTSIDE
Within a short walk of the property is communal parking and to the rear is communal gardens.

SERVICES
Mains electric, drainage and water are all connected
Gas is on Site and visibly close by and is, therefore, assumed, to be available for connection.

TENURE
Freehold
Vacant possession upon completion
** NO ONWARD CHAIN**

OUTGOINGS
Sedgemoor District Council. Tax Band: C
£1,750.10 for 2021 /22
Annual maintenance charge: £2,127.07 for 1Apr21 - 31Mar22

AGENT'S NOTES:
Owner must be 60 years of age
Spouse must be 55 years of age
Dogs/cats are allowed with prior permission

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