



GIBBINS RICHARDS 

Flat 16 Southbourne House, West Street, Bridgwater TA6 3RN

£125,000

GIBBINS RICHARDS 
Making home moves happen

A well presented two bedroom first floor apartment situated within walking distance to the town centre. The property comprises of; communal entrance hall, sitting/dining room, kitchen, two good size double bedrooms, shower room and small veranda area. The property benefits from UPVC double glazing and is warmed by electric night storage heaters. The property is offered for sale with NO ONWARD CHAIN. Ideal first time/investment purchase.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: A

The town centre shops and amenities are a stones throw away, Bridgwater town itself provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
FULL UPVC DOUBLE GLAZING
ELECTRIC NIGHT STORAGE HEATERS
WALKING DISTANCE TO TOWN CENTRE
TWO DOUBLE BEDROOMS
LOW SERVICE CHARGES
OUTSIDE STORE SHED





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Entrance Hall	21' 4" (6.50m) in length. Doors to two double bedrooms, sitting room, kitchen and shower room. Door to airing cupboard with factory lagged hot water cylinder with immersion heater. High level electric fuse board and door intercom system.
Sitting/Dining Room	21' 4" x 11' 5" (6.50m x 3.48m) Rear aspect window and front aspect doors and windows onto private balcony. Serving hatch through to kitchen.
Kitchen	10' 2" x 6' 7" (3.10m x 2.01m) Rear aspect window. Pantry cupboard and recess for tall fridge/freezer.
Bedroom 1	13' 7" x 9' 11" (4.14m x 3.02m) Front aspect window. Storage cupboard.
Bedroom 2	13' 7" x 8' 0" (4.14m x 2.44m) Front aspect window.
Shower Room	7' 9" x 5' 7" (2.36m x 1.70m) (max) Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with 'Mira' electric shower. Electric heater.

AGENTS NOTE This property is 'leasehold' with a 125 year Lease commencing on 15th October 1990. There is an annual Ground Rent of £10.00 and Service/Maintenance charge of approximately £1,100.00. Full details of the Lease can be sought via your legal representative.



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FIRST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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 Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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