



GIBBINS RICHARDS 

79 Standish Street, Bridgwater TA6 3HQ

£137,500

GIBBINS RICHARDS 
Making home moves happen

A smart two bedroom ground floor flat located just off the 'NDR' and within walking distance to the town centre. The property benefits from gas central heating and double glazing throughout. The accommodation comprises in brief; entrance hallway, two bedrooms, bathroom, sitting/dining room and kitchen. Externally there is roadside parking and single garage located nearby.

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

The nearby town centre of Bridgwater offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

GROUND FLOOR APARTMENT
TWO GOOD SIZE BEDROOMS
EASY ACCESS FOR COMMUTER PICK UP POINTS FOR HINKLEY POINT
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
DOUBLE GLAZED
GAS CENTRAL HEATING
SINGLE GARAGE LOCATED NEARBY
IDEAL FIRST TIME/INVESTMENT PURCHASE





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Entrance Hallway Leading to two bedrooms, bathroom, open plan sitting/dining/kitchen.

Sitting/Dining Room 15' 5" x 12' 10" (4.7m x 3.9m) Dual aspect windows. Opening into;

Kitchen 9' 6" x 8' 10" (2.9m x 2.7m) Rear aspect window. Space and plumbing for washing machine and dishwasher, Integrated electric oven and hob.

Bedroom 1 12' 6" x 11' 2" (3.8m x 3.4m) Front aspect window.

Bedroom 2 8' 10" x 8' 10" (2.7m x 2.7m) (max) ('L' shaped) Rear aspect window.

Bathroom 8' 10" x 6' 3" (2.7m x 1.9m) (max) Rear aspect obscure window. Fitted with a white three piece suite comprising low level WC, wash hand basin and bath with power shower over.

Outside Unallocated roadside parking with additional SINGLE GARAGE.

AGENTS NOTE This property is 'leasehold' with a 125 year Lease commencing on 1st January 2006. There is an annual Ground Rent to pay of approximately £125 and an annual Service/Maintenance Charge which is currently levied at approximately £1,050.57 Full details of the Lease can be sought via your legal representative.



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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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