



52 Duke Street, Bridgwater TA6 3TG
£130,000

GIBBINS RICHARDS 
Making home moves happen

A well proportioned first floor two bedroom flat with off road parking and single garage. The accommodation comprises in brief; entrance hall, two double bedrooms (master with en-suite), sitting room, kitchen and bathroom. The property is warmed by electric heating and fully double glazed. NO ONWARD CHAIN.

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

Bridgwater town itself provides 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.

- FIRST FLOOR FLAT
- ALLOCATED OFF ROAD PARKING
- SINGLE GARAGE
- MASTER BEDROOM WITH EN-SUITE
- TWO BEDROOMS
- ELECTRIC HEATING
- DOUBLE GLAZED
- CLOSE TO HINKLEY POINT PICKUP
- NO ONWARD CHAIN

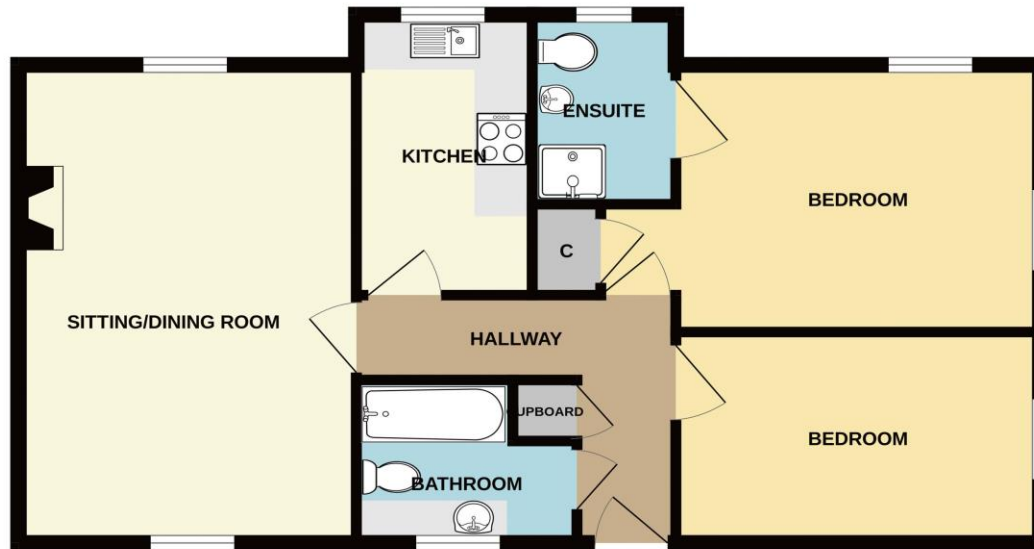




Communal Entrance	Main entrance door to side. Stairs to upper levels. Entrance door to flat
Entrance hall	
Sitting Room	17' 9" x 12' 2" (5.4m x 3.7m) Dual aspect windows.
Kitchen	10' 2" x 6' 3" (3.1m x 1.9m) Side aspect window. Integrated electric hob and oven. Space and plumbing for washing machine.
Bedroom 1	12' 10" x 9' 6" (3.9m x 2.9m) Dual aspect windows.
En-Suite Shower Room	6' 7" x 4' 7" (2.m x 1.4m) Obscure window. WC, wash basin and shower cubicle.
Bedroom 2	12' 10" x 7' 10" (3.9m x 2.4m) Front aspect window.
Bathroom	7' 10" x 6' 3" (2.4m x 1.9m) Obscure window. WC, wash basin and bath with overhead shower.
AGENTS NOTE	This property is 'leasehold' with a 999 year Lease commencing on 1st January 2000. Full details of the Lease together with Service Charges and Ground Rents can be sought via your legal representative.



FIRST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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