



GIBBINS RICHARDS  
BATHURST ROAD, BRIDGWATER, SOMERSET, TA6 6AF

Apartment 14, Carnival Court, Taunton Road, Bridgwater TA6 6AF  
£160,000

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A modern well presented two bedroom second floor apartment located within walking distance to the town centre. The property benefits from gas central heating, UPVC double glazing, off road parking for one vehicle. The accommodation comprises in brief; entrance hall, two bedrooms, open plan kitchen/sitting/dining room and modern fitted bathroom.

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

This second floor apartment would make a perfect choice for a first time buyer or investor and is located off Taunton Road, which is within easy walking distance of the town centre itself. Bridgwater 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.

IDEAL FIRST TIME / INVESTMENT PURCHASE  
TWO BEDROOM SECOND FLOOR APARTMENT  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
EASY ACCESS TO THE M5 MOTORWAY  
ALLOCATED OFF ROAD PARKING  
OPEN PLAN KITCHEN/SITTING/DINING ROOM  
VIEWING ADVISED





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Communal Entrance

Private Entrance Hall

Open Plan - Kitchen/  
Sitting/Dining Room

Bedroom 1

Bedroom 2

Bathroom

Outside

Stairs and lift to second floor.

('L' shaped) Doors to all rooms.

17' 10" x 11' 9" (5.43m x 3.58m) Front aspect window. The kitchen area is fitted with floor and wall cupboard units. Integrated electric oven, gas hob and fridge/freezer.

12' 10" x 10' 2" (3.90m x 3.09m) Front aspect window

10' 1" x 8' 6" (3.08m x 2.58m) Rear aspect window.

9' 8" x 6' 7" (2.95m x 2.0m) Fitted in a modern white suite comprising low level WC, wash hand basin and bath with overhead shower.

Allocated off road parking for one vehicle.

#### AGENTS NOTE

This property is 'leasehold' with a 250 year Lease commencing on 1st June 2019. There is an annual Ground Rent to pay of approximately £125.00 and an annual Service/Maintenance Charge which is currently levied at approximately £1,500. Full details of the Lease can be sought via your legal representative.



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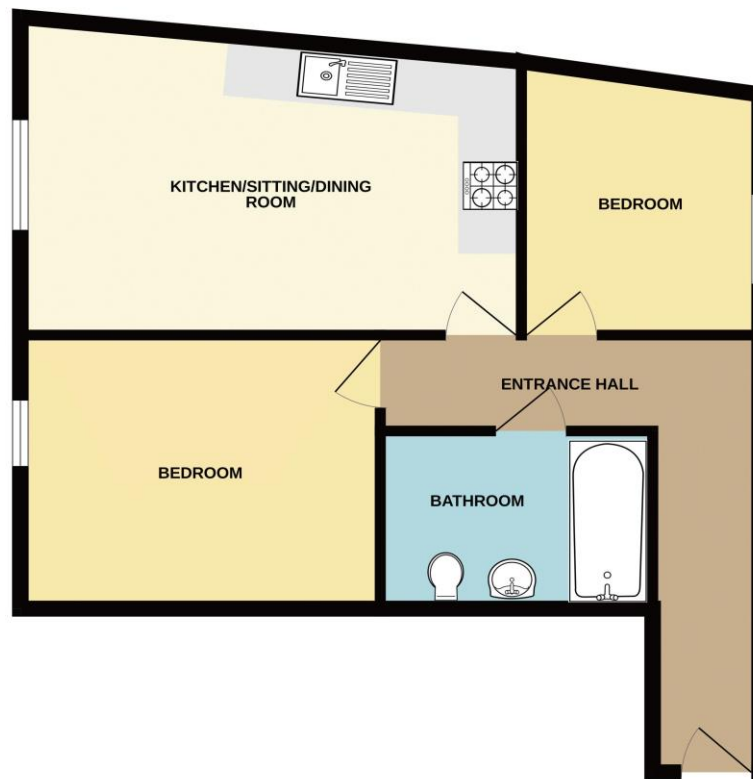


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## GROUND FLOOR



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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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 £30 + VAT (£36) 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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