



Flat 4, St Marys Court, Silver Street, Bridgwater TA6 3EG
£105,000

GIBBINS RICHARDS 
Making home moves happen

The property is a two bedroom ground floor flat which is offered with immediate vacant possession. The property itself is double glazed and warmed by electric heating. The accommodation comprises in brief; entrance hall, lounge, kitchen, two bedrooms and bathroom. There is allocated parking and well tended communal gardens. The property is located within the heart of Bridgwater's town centre.

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

A two bedroom ground floor apartment located in the heart of Bridgwater's town centre. The property itself is offered for sale with NO ONWARD CHAIN and has allocated off road parking. The accommodation comprises in brief; entrance hall, lounge opening to kitchen, two bedrooms and bathroom. The property is fully double glazed and warmed by electric heating. 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.

NO ONWARD CHAIN
TOWN CENTRE LOCATION
FULLY DOUBLE GLAZED
ELECTRIC HEATING
ALLOCATED PARKING
IDEAL FIRST TIME PURCHASE/INVESTMENT

Entrance Hall
Lounge
Kitchen
Bedroom 1
Bedroom 2
Bathroom
Outside

With airing cupboard and doors to lounge, two bedrooms and bathroom
17' 0" x 12' 0" (5.18m x 3.65m) opening to kitchen
9' 11" x 7' 4" (3.02m x 2.23m)
12' 7" x 8' 10" (3.83m x 2.69m)
9' 7" x 6' 8" (2.92m x 2.03m)
7' 0" x 4' 2" (2.13m x 1.27m)
Allocated parking space and well maintained communal gardens.

AGENTS NOTE

This property is 'leasehold' with a 999 year Lease commencing on 19th September 1988. There is an annual Service/Maintenance Charge which is currently levied at approximately £1,013.97. Full details of the Lease can be sought via your legal representative.



TOTAL APPROX. FLOOR AREA 516 SQ.FT. (48.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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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