



GIBBINS RICHARDS 
Making home moves happen

57B Bath Road, Bridgwater TA6 4PH
£109,950

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A self contained two bedroom ground floor flat located in a tucked away position off Bath Road. The accommodation comprises in brief; entrance hall, sitting room, kitchen, two bedrooms and bathroom. Gas central heating. Garden.

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

This ground floor flat would make the perfect first home or investment and boasts no onward chain. The property is presented in good order and includes a generous size sitting room, well equipped kitchen, two double bedrooms and bathroom. There is a garden area which could be converted into a parking space. The property is located within convenient reach of local facilities and nearby take-away. Bridgwater College is within a short walk, whilst the town centre itself is just over half a mile distant.

NO ONWARD CHAIN
GROUND FLOOR FLAT
CONVENIENT LOCATION
TWO BEDROOMS
OWN GARDEN
GAS CENTRAL HEATING
LONG LEASE
NO SERVICE CHARGES





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Entrance Hall

Sitting Room 15' 7" x 11' 6" (4.75m x 3.50m)

Kitchen 11' 10" x 7' 0" (3.60m x 2.13m)
incorporating built-in oven and hob.
Plumbing for washing machine and gas
fired boiler.

Bedroom 1 9' 10" x 9' 5" (2.99m x 2.87m)

Bedroom 2 9' 10" x 7' 8" (2.99m x 2.34m)

Bathroom Low level WC, wash hand basin and bath
with overhead electric shower.

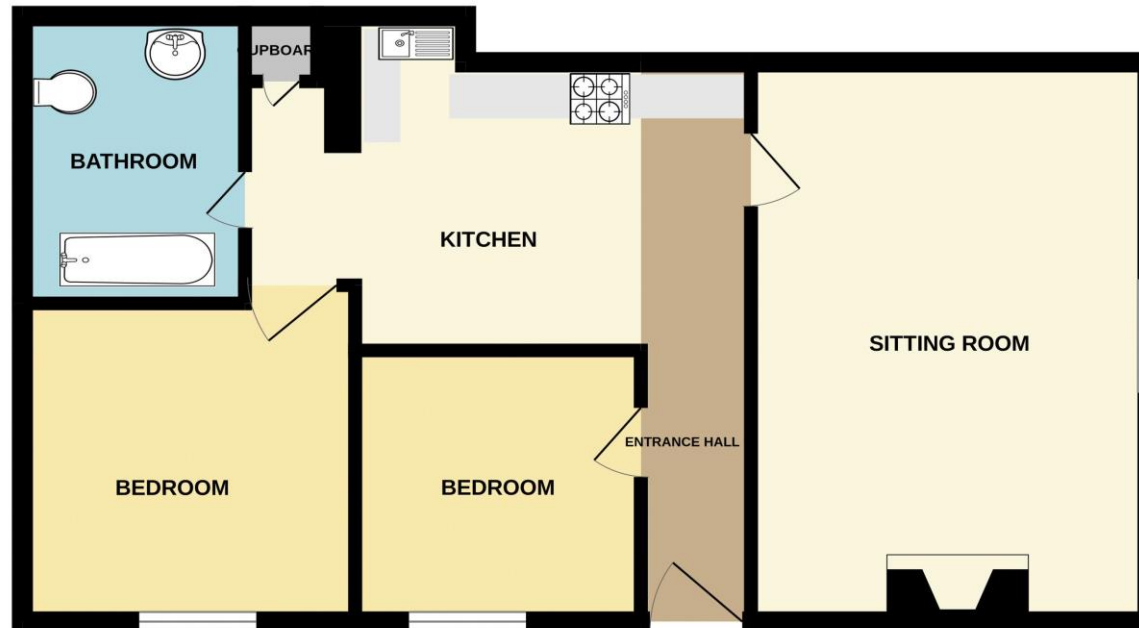
Outside Access to an enclosed garden which
could be easily reverted into a parking
space.

AGENTS NOTE

This property is 'leasehold' with a 999 year Lease commencing on 7th December 2007. We understand there is no service charges payable. Full details of the Lease can be sought via your legal representative.



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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