



GIBBINS RICHARDS   
Making home moves happen

Flat 6, 20 Sorrel Drive, Bridgwater TA5 2BX  
£150,000

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

A well presented two bedroom first floor apartment in the popular 'Wilstock Village' development. The accommodation comprises in brief; communal entrance, private entrance hallway, open plan kitchen/sitting/dining room, two double bedrooms and bathroom. Allocated off road parking for one vehicle. The property benefits from gas central heating and UPVC double glazing. Ideal first time/investment purchase.

Tenure: Freehold / Energy Rating: B / Council Tax Band: B

This modern first floor apartment is located in the popular area of 'Wilstock' development on Bridgwater's south side. The property itself is within easy reach and access to local shops and amenities. Bridgwater's town centre lies approximately 1.7 miles away and 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 railway station.

NO ONWARD CHAIN  
TWO BEDROOM FIRST FLOOR APARTMENT  
OPEN PLAN SITTING/KITCHEN/DINING ROOM  
TWO GOOD SIZE BEDROOMS  
MODERN BATHROOM  
ALLOCATED PARKING



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Entrance Hall	Doors to all rooms.
Storage Cupboard	4' 8" x 4' 10" (1.42m x 1.48m)
Sitting/Kitchen/Dining Room	18' 0" x 15' 0" (5.48m x 4.56m) French doors to front with 'Juliet' style balcony. The kitchen area is fitted with wall and floor cupboard units. Integrated oven and hob with extractor hood over. Space and plumbing for washing machine.
Bedroom 1	16' 0" x 9' 0" (4.88m x 2.74m) Front aspect window. French doors to side with 'Juliet' style balcony.
Bedroom 2	11' 8" x 9' 0" (3.55m x 2.74m) Side aspect window.
Bathroom	11' 6" x 6' 5" (3.51m x 1.96m) Fitted in a modern white suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.

**AGENTS NOTE**

This property is 'Leasehold' with a 999 year Lease commencing on 1st January 2019. There is an annual Ground Rent to pay of approximately £150.00 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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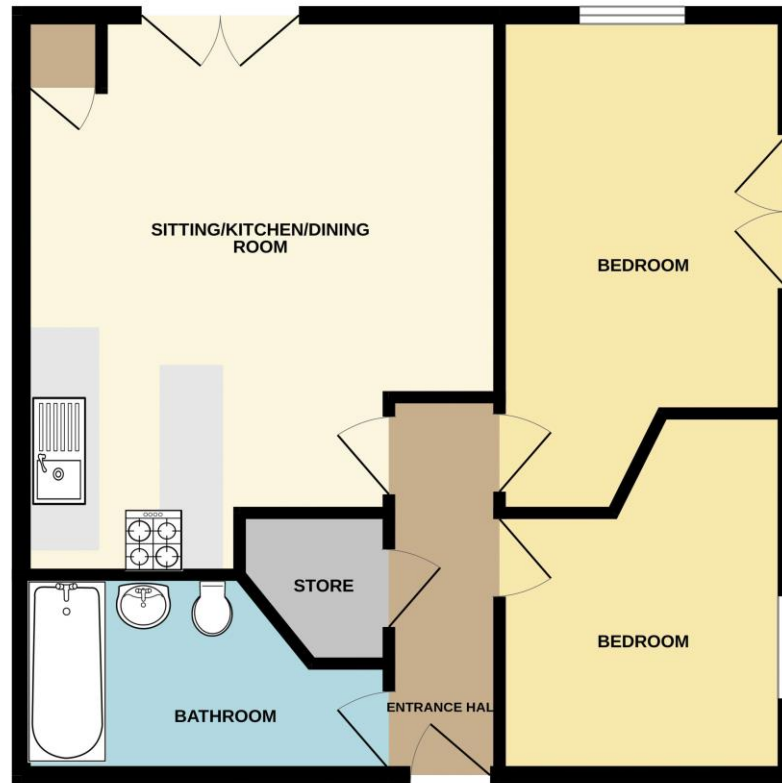
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## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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