



GIBBINS RICHARDS 
Making home moves happen

Apartment 16, Carnival Court, Taunton Road, Bridgwater TA6 6AF
£129,950

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A smart one bedroom ground floor apartment with allocated off road parking. The property is warmed by gas central heating and fully double glazed. The accommodation comprises; entrance hall, open plan kitchen/dining/sitting room. double bedroom and bathroom. Ideal first time/investment purchase. NO CHAIN.

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

This ground 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.

NO ONWARD CHAIN
GROUND FLOOR ONE BEDROOM APARTMENT
LEASEHOLD
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
ALLOCATED PARKING
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
IDEAL FIRST TIME/INVESTMENT PURCHASE





Entrance Hall

Doors to kitchen/dining/sitting room, bathroom and bedroom. Storage cupboard.

Kitchen/Dining/Sitting Room

19' 5" x 14' 2" (5.93m x 4.31m) Dual front aspect windows. Modern floor and wall cupboard units. Integrated oven and hob, space and plumbing for washing machine.

Bedroom

15' 7" x 10' 4" (4.75m x 3.14m) Rear aspect window.

Bathroom

8' 2" x 6' 8" (2.50m x 2.03m) Rear aspect obscure window. Equipped in a modern suite comprising low level WC, wash hand basin and bath with overhead shower.

Outside

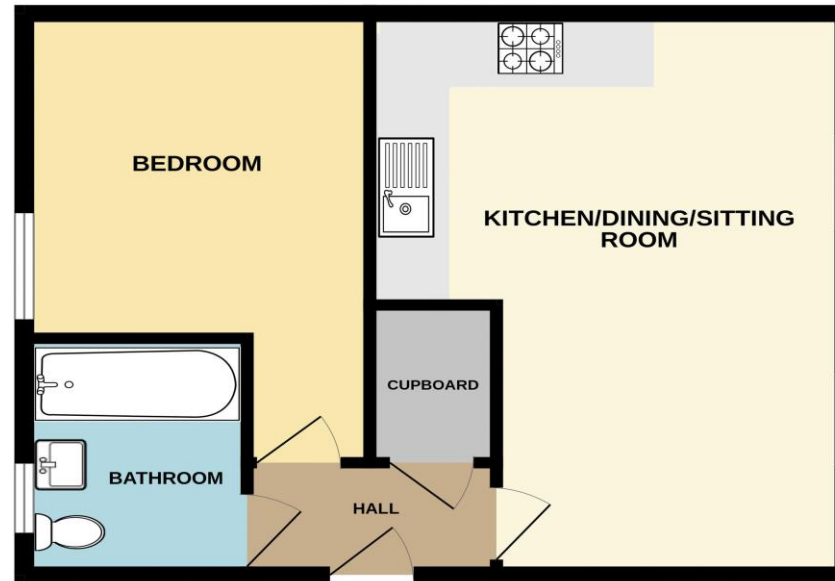
Allocated off road parking with communal entrance.

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 £95.00 and an annual Service/Maintenance Charge which is currently levied at approximately £1,229.78. 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 floors, windows, rooms etc. are only 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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