



10 Duke Street, Bridgwater TA6 3TG
£125,000

GIBBINS RICHARDS 
Making home moves happen

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

A ground floor two bedroom apartment located on the popular 'NDR' development. The property itself also benefits from a single garage and two good size bedrooms. The accommodation comprises in brief; communal entrance, private entrance hall, sitting/dining room, kitchen, two bedrooms (master with en-suite shower room) and bathroom. The property is warmed by electric heating and fully double glazed.

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

A two bedroom ground floor apartment situated on the popular 'NDR' development within walking distance to the town centre and within easy commute to Hinkley Point. The property would make an ideal investment/first time purchase. 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
TWO DOUBLE BEDROOMS
BATHROOM / EN-SUITE SHOWER ROOM
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY PICK-UP POINT FOR HINKLEY POINT
DOUBLE GLAZING
ELECTRIC HEATING
SINGLE GARAGE
SOME UP-DATING REQUIRED





Communal Entrance
Entrance Hall
Kitchen

Leading to;
Doors to all rooms. Storage cupboard.
10' 6" x 6' 3" (3.2m x 1.9m) Side aspect
window. Fitted floor and wall mounted
units. Integrated electric oven and hob.
Space and plumbing for washing
machine.

Sitting/Dining Room

17' 9" x 12' 2" (5.4m x 3.7m) Dual aspect
windows. Feature fireplace.

Bedroom 1

12' 10" x 9' 6" (3.9m x 2.9m) Front and
side aspect windows. Built-in wardrobe.
Door to;

En-Suite Shower Room

6' 7" x 4' 7" (2.m x 1.4m) Side aspect
obscure window. Low level WC, wash
hand basin and enclosed shower cubicle.

Bedroom 2

12' 10" x 7' 10" (3.9m x 2.4m) Front
aspect window.

Bathroom

7' 10" x 6' 7" (2.4m x 2.m) Side aspect
obscure window. Low level WC, wash
hand basin and bath. Heated towel rail.
With up and over door.

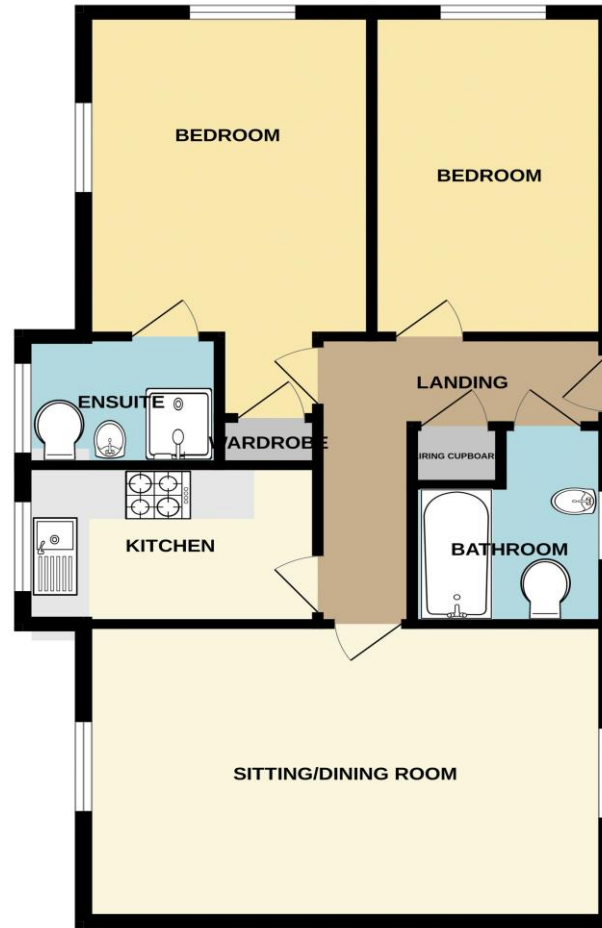
SINGLE GARAGE

AGENTS NOTE

The property is Leasehold with a 999 year Lease commencing on 1st January 2000. The ground rent is currently levied at £85.00 and there is also an annual service/maintenance charge of £612.92. Full details of the Lease and charges should 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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