



GIBBINS RICHARDS   
Making home moves happen

Apartment 22, Carnival Court, Taunton Road, Bridgwater TA6 6AF  
**£125,000**

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A smart one bedroom first floor apartment within walking distance to local shops and amenities. The property is warmed by gas fired central heating and fully UPVC double glazed. The accommodation comprises in brief; entrance hallway with useful storage cupboard, well equipped bathroom, open plan kitchen/dining/living room and spacious bedroom with storage cupboard/walk-in wardrobe. Allocated off road parking.

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

This first 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  
IDEAL FIRST TIME / INVESTMENT PURCHASE  
ALLOCATED PARKING  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
GAS CENTRAL HEATING  
FULLY DOUBLE GLAZED  
EASY ACCESS TO THE M5 MOTORWAY  
LEASEHOLD



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Communal Entrance

Stairs to first floor.

Entrance Hall

Leading to bathroom, storage cupboard, kitchen/dining/living room and bedroom.

Bathroom

6' 2" x 8' 5" (1.89m x 2.56m) Low level WC, wash hand basin and bath with overhead shower.

Kitchen/Dining/Living Room

19' 6" x 10' 10" (5.95m x 3.29m) Dual aspect windows. Modern kitchen with space and plumbing for washing machine, integrated electric oven, gas hob, dishwasher and fridge/freezer.

Bedroom

14' 10" x 8' 11" (4.51m x 2.72m) Side aspect window. Storage cupboard/walk-in wardrobe.

#### 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 £115.00 and an annual Service/Maintenance Charge which is currently levied at approximately £1,240.00. Full details of the Lease can be sought via your legal representative.



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# 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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