



GIBBINS RICHARDS 
Making home moves happen



GIBBINS RICHARDS 
Making home moves happen



GIBBINS RICHARDS 
Making home moves happen



GIBBINS RICHARDS 
Making home moves happen

42 Riverside Close, Bridgwater TA6 3PE
£135,000

GIBBINS RICHARDS 
Making home moves happen

A well presented two bedroom ground floor apartment within walking distance to the town centre. The accommodation comprises in brief; entrance hall with storage cupboards, two bedrooms, good size lounge opening to modern fitted kitchen and family bathroom. There is also a single garage located nearby. The property is neutrally decorated throughout and would make an ideal first time/investment purchase.

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

A well presented two bedroom ground floor apartment situated in a pleasant position overlooking the river and within walking distance to the town centre. The property itself is fully UPVC double glazed and warmed by gas central heating. The accommodation comprises in brief; entrance hall with storage cupboards, two bedrooms, good size lounge opening to modern fitted kitchen and family bathroom. There is also a single garage located nearby. The property is neutrally decorated throughout and would make an ideal first time/investment purchase. The nearby town centre of Bridgwater 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 intercity railway station.

FULLY UPVC DOUBLE GLAZED

GAS CENTRAL HEATING

TWO BEDROOMS

VIEWS TO RIVER

WALKING DISTANCE TO TOWN CENTRE

GARAGE

MODERN/LOW MAINTENANCE HOME

IDEAL FIRST TIME/INVESTMENT PURCHASE

Entrance Hall

12' 5" x 3' 9" (3.78m x 1.14m) Double doors to storage cupboard. Door entry intercom system. High level electric fuse board.

Lounge

15' 5" x 12' 11" (4.70m x 3.93m) Opening to kitchen.

Kitchen

9' 7" x 8' 10" (2.92m x 2.69m) Window to rear.

Bedroom 1

12' 5" x 11' 2" (3.78m x 3.40m) Window to front.

Bedroom 2

8' 11" x 8' 11" (2.72m x 2.72m) Window to rear.

Bathroom

8' 11" x 6' 4" (2.72m x 1.93m) Obscure window to front. Door to cupboard with radiator.

AGENTS NOTE

This property is 'leasehold' with a 125 year Lease commencing on 1st January 2006. There is an annual Ground Rent to pay of approximately £250.00 together with an annual Service/Maintenance Charge which is currently levied at £1,100.00. Full details of the Lease and charges can be sought via your legal representative.



TOTAL FLOOR AREA: 619 sq ft (57.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other details are approximate and no responsibility is taken for any omission or misstatements. This plan is for illustrative purposes only and should be used as such by no projection purchase. The services, systems and appliances shown have not been tested and no guarantee is made.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.*

17 High Street , Bridgwater, Somerset TA6 3BE Tel: 01278 444488
bw@gibbinsrichards.co.uk www.gibbinsrichards.co.uk