



GIBBINS RICHARDS 
Making home moves happen

1C Victoria Road, Bridgwater TA6 7AA
£109,950

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A very well presented purpose built first floor apartment located on the favoured west side of town boasting; entrance hall, sitting/dining room, double bedroom, modern fitted kitchen, modern contemporary bathroom. Electric heating. NO ONWARD CHAIN.

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

This purpose built apartment is one of four flats located in a secluded position off Victoria Road, adjacent to the Bridgwater & Taunton Canal. The property is therefore within easy walking distance of the town centre itself which boasts a wide and comprehensive range of facilities, as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

PURPOSE BUILT FIRST FLOOR APARTMENT
MODERN KITCHEN & BATHROOM
DOUBLE BEDROOM
ELECTRIC THERMOSTAT RADIATORS
ALLOCATED PARKING SPACE
LONG LEASE
NO ONWARD CHAIN
IDEAL FIRST TIME / INVESTMENT PURCHASE





Communal Entrance	Shared with one other apartment via UPVC door, single glazed windows to the front and side, internal staircase to first floor.
Entrance Lobby	Door to bathroom and;
Sitting/Dining Room	18' 0" x 12' 8" (5.48m x 3.86m) One double glazed window to the front and two double glazed windows overlooking the parking area and trees along the canal. 2 Electric 1500w radiators with digital programming and thermostats.
Bedroom	10' 5" x 9' 5" (3.17m x 2.87m) Electric 1500w radiator with digital programming and thermostat. Open to the sitting room, separated by a half wall.
Kitchen	9' 5" x 7' 2" (2.87m x 2.18m) Archway from sitting room fitted with a range of attractive modern floor and wall cupboard units with built-in Blomberg electric fan assisted oven and electric hob with extractor fan over. Plumbing for washing machine, space for fridge freezer and recess for bins or additional appliance.
Bathroom	9' 5" x 6' 5" (2.87m x 1.95m) Fitted in a contemporary modern three-piece suite comprising bath with 'Mira' electric shower and folding screen, vanity wash basin, WC. Double glazed obscured window to the rear, electric extractor fan, touch screen heated mirror and airing cupboard with immersion tank. Heated towel rail.
Outside	Block paved communal driveway with 1 allocated parking space per flat and communal area to the rear with drying line.

AGENTS NOTE - This property is 'Leasehold' and benefits from an original 999 year Lease from 1990. The present service charge is £75 per calendar month with the addition of a £25 annual ground rent charge. Full details of the Lease and charges can be sought via your legal representative.





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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