



GIBBINS RICHARDS   
Making home moves happen

52 Duke Street, Bridgwater TA6 3TG  
£139,950

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No onward chain \* 2 bedroom flat \* Ideal first time/investment

This well proportioned first floor two bedroom flat comes to the market with no onward chain, single garage and allocated parking. The accommodation comprises; sitting/dining room, kitchen with integrated appliances, two bedrooms, en-suite shower room and bathroom. Warmed by electric heating and fully double glazed windows.

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

The property is 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.

665 sq.ft (61.7 sq.m) approx,  
First floor flat  
Single garage / allocated off road parking  
Two bedrooms  
En-suite shower room / bathroom  
Electric heating  
Fully double glazed  
No onward chain





Communal Entrance

Main entrance door to side. Stairs to upper levels. Entrance door to flat.

Entrance Hall

Sitting/Dining Room

17' 9" x 12' 2" (5.41m x 3.71m) Dual aspect windows.

Kitchen

10' 2" x 6' 3" (3.10m x 1.90m) Side aspect window. Integrated oven and hob,

Bedroom 1

12' 10" x 9' 6" (3.91m x 2.89m) Dual aspect windows.

En-Suite Shower Room

6' 7" x 4' 7" (2.01m x 1.40m) Low level WC, wash hand basin and shower enclosure.

Bedroom 2

12' 10" x 7' 10" (3.91m x 2.39m) Front aspect window.

Bathroom

7' 10" x 6' 3" (2.39m x 1.90m) Obscure window. Low level WC, wash hand basin and bath.

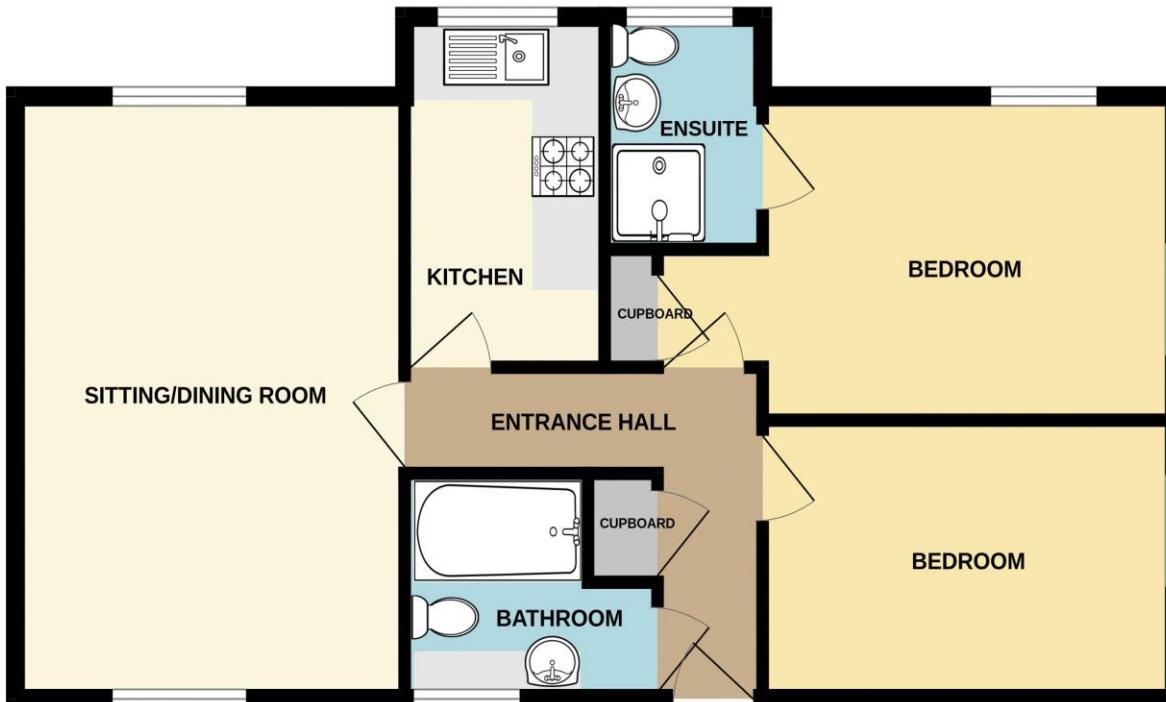
#### AGENTS NOTE

The property is Leasehold with a 999 year Lease commencing on 1st January 2000. The ground rent is currently levied at £85.00 per annum together with an annual service/maintenance charge of £1,449.00 . Full details of the Lease and charges should be sought via your legal representative.



## GROUND FLOOR

665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 sq.m.) approx.

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 guidance 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 £40 + VAT (£48) 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.