



GIBBINS RICHARDS 
Making home moves happen

83 Standish Street, Bridgwater TA6 3HQ
£145,000

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* First floor apartment * Two bedrooms * No chain * Garage

Spacious first floor purpose built apartment with 'Juliet' balcony and garage. This spacious first floor apartment is one of six apartments and provides well planned accommodation to include; hall with ample storage, generous size living room with 'Juliet' balcony with opening to a well equipped fitted kitchen, whilst from the hall there is access to two double bedrooms and bathroom. There is a garage sited close by, whilst there is communal parking to front.

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

The property is located on the popular 'NDR' development which provides a 'pick up' to Hinkley Point, whilst the town centre itself is easily accessible.

Total floor area - 608 sq.ft. (56.5 sq. m.) approx.

Two double bedrooms

Spacious living room

Well equipped kitchen

Gas central heating

Double glazing

Nearby garage

Long lease

No onward chain





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Communal Entrance	Internal staircase to first floor.
Entrance Hall	Cloaks/storage cupboard.
Living Room	15' 6" x 13' 0" (4.72m x 3.96m) generous size room with 'Juliet' balcony, opening to;
Kitchen	9' 8" x 8' 0" (2.94m x 2.44m) Built-in gas hob and oven. Plumbing for dishwasher and washing machine. Gas fired central heating boiler.
Bedroom 1	12' 6" x 11' 2" (3.81m x 3.40m)
Bedroom 2	9' 0" x 8' 10" (2.74m x 2.69m) reducing to 5' 8" (1.73m) in part.
Bathroom	8' 2" x 6' 5" (2.49m x 1.95m)
Outside	Communal gardens.
Garage	In a nearby block beneath a nearby coach house.

AGENTS NOTE

This property is 'leasehold' with a 125 year Lease commencing on 1st January 2006 for the apartment and garage. There is an annual Ground Rent to pay of approximately £125 together with Service/Maintenance charges which are currently levied at approximately £150.00 per month. Full details of the Lease and charges can be sought via your legal representative.



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1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 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 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.



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