



Apartment 1, 18 Teeswater Walk, Stockmoor, Bridgwater TA6 6FG
£115,000

GIBBINS RICHARDS 
Making home moves happen

No Onward Chain*Ground Floor Apartment*Designated Parking*Open-Plan Living

Offered for sale with no onward chain, this well-presented one-bedroom ground floor apartment is ideally positioned within a modern residential development in Bridgwater. Built in 2013 by Persimmon Homes, the property benefits from designated parking, gas central heating and a practical, well-planned layout, making it an ideal first-time buy or investment opportunity.

The accommodation is accessed via a communal entrance with a personal front door leading into the apartment. The internal hallway provides access to the bedroom, shower room and a useful storage cupboard before opening into a spacious open-plan kitchen, dining and living area, creating a bright and sociable living space.

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

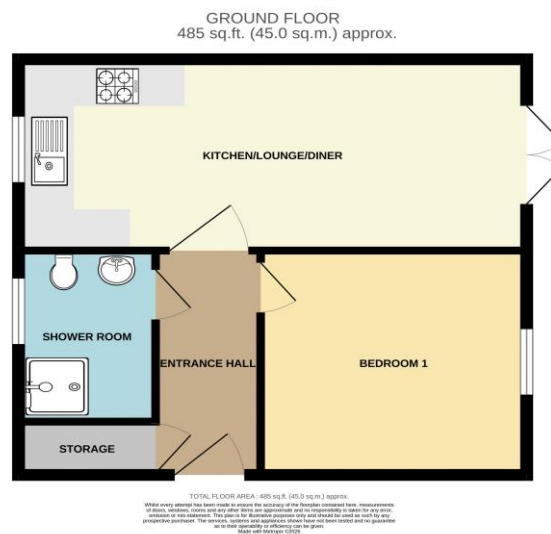
Apartment 1, 18 Teeswater Walk is located within a popular and well-established residential area of Bridgwater, offering convenient access to local amenities, transport links and the town centre. Bridgwater railway station and access to the M5 motorway are within easy reach, making the location well suited to commuters and investors alike.

One-bedroom ground floor apartment
Built in 2013
No onward chain
Open-plan kitchen, dining and living space
Gas central heating
Designated parking space
Communal entrance with private internal access
Ideal first-time buy or investment
Convenient Bridgwater location
Total floor area - 485 sq.ft (45.0 sq.m) approx.

Entrance Hallway	Doors to storage cupboard, shower room, bedroom and open plan kitchen/lounge/diner.
Bedroom	12' 2" x 11' 2" (3.7m x 3.4m) Side aspect window.
Open Plan - Kitchen/Lounge/Diner	23' 4" x 9' 6" (7.1m x 2.9m) Side aspect window and French doors to 'Juliet' style balcony. Kitchen - Space and plumbing for slimline dishwasher and washing machine. Integrated electric oven and gas hob.
Shower Room	8' 6" x 6' 3" (2.6m x 1.9m) Side aspect obscure window. Low level WC, wash hand basin and walk-in shower.
Outside	Allocated off road parking.

AGENTS NOTE

The property is 'leasehold' with a 111 years remaining on the lease. There is an annual Ground Rent of approximately £350.00 together with an annual Service/Maintenance charges currently levied at £1,498.00. Full details of the Lease and charges can be sought via your legal representative.



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 £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.

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