



GIBBINS RICHARDS ▲

7 Standish Street, Bridgwater TA6 3HQ

£135,000

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Making home moves happen

*** No onward chain * Two bedroom apartment * Ideal investment/first time purchase ***

This well presented two bedroom first floor apartment is located on the north/west side of Bridgwater in the very popular 'Trinity Fields' development. The property offers off road parking, spacious sitting/dining room and kitchen, two good size bedrooms and bathroom. Fully double glazed and warmed by gas central heating.

The property is situated in a pleasant position on Bridgwater's northern fringe and within easy access to the town centre. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junction 23 and 24 together with a mainline intercity railway station.

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

Total floor area - 585 sq.ft (54.3 sq.m) approx.

No onward chain

Two bedroom first floor apartment

Off road parking

Gas central heating

Fully double glazed

Ideal investment/first time purchase

Popular development

Easy access to town centre/M5 motorway





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Communal Hallway
Entrance Hallway

Staircase to the first floor landing, door to; 13' 4" x 4' 5" (4.06m x 1.35m) ('L' shaped room) Doors to all rooms. Storage cupboard.

Sitting/Dining Room

19' 1" x 11' 9" (5.81m x 3.58m) Front aspect window and centre opening patio doors onto 'Juliet' balcony. Open archway through to;

Kitchen

11' 8" x 6' 9" (3.55m x 2.06m) Front aspect window. Fitted with a range of matching floor and base cupboard units, space for white goods. Integrated oven and gas hob. Cupboard housing the central heating boiler.

Bedroom 1

11' 3" x 11' 0" (3.43m x 3.35m) Rear aspect window.

Bedroom 2

10' 7" x 7' 6" (3.22m x 2.28m) Front aspect window.

Bathroom

8' 4" x 5' 3" (2.54m x 1.60m) (approx.) Rear aspect window. Low level WC, pedestal wash hand basin, bath with overhead shower.

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 £125 together with Service/Maintenance charges which are currently levied at approximately £1,600 per annum. Full details of the Lease and charges can be sought via your legal representative.



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FIRST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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.



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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