



GIBBINS RICHARDS 
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45 Riverside Close, Bridgwater TA6 3PE

£125,000

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Two Bedroom First Floor Flat | Allocated Parking | No Onward Chain | Great Potential

Available with no onward chain, this two bedroom first floor flat offers an excellent opportunity for first time buyers, investors or those looking to downsize. Benefiting from allocated off road parking beneath a car port, gas central heating and UPVC double glazing throughout, the property would now benefit from general cosmetic improvement and freshening up, allowing a purchaser to put their own stamp on it. The accommodation comprises in brief; communal entrance, private entrance hallway, two bedrooms, bathroom, and an open plan living/dining space leading through to the kitchen. Externally, the property benefits from allocated parking beneath the car port.

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

Riverside Close is conveniently situated within Bridgwater, offering excellent access to the town centre, local shops, supermarkets and leisure facilities. Bridgwater railway station and the M5 motorway are both within easy reach, making it a practical choice for commuters. The property also enjoys nearby riverside walks and open green spaces.

Total floor area - 599 sq.ft. (55.6 sq.m.) approx.

No onward chain

Allocated parking

Fully double glazed

Gas central heating

Ideal first time/investment purchase

First floor two bedroom apartment

Scope To Improve



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Entrance Hall	Doors to all rooms. Storage cupboards.
Living/Dining Room	15' 5" x 12' 10" (4.7m x 3.9m) 'Juliet' balcony, front aspect window, additional front aspect window. Opening into;
Kitchen	9' 6" x 8' 10" (2.9m x 2.7m) Rear aspect window. Fitted floor and wall units with integrated electric oven and gas hob. Space and plumbing for washing machine.
Bedroom 1	12' 6" x 11' 2" (3.8m x 3.4m) (max) Front aspect window.
Bedroom 2	8' 10" x 8' 10" (2.7m x 2.7m) Rear aspect window.
Bathroom	8' 10" x 6' 3" (2.7m x 1.9m) Rear aspect obscure window. Low level WC, wash hand basin and bath with overhead shower. Storage cupboard.

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 £200.00 together with an annual Service/Maintenance Charge which is currently levied at £1,400.00. Full details of the Lease and charges can be sought via your legal representative.



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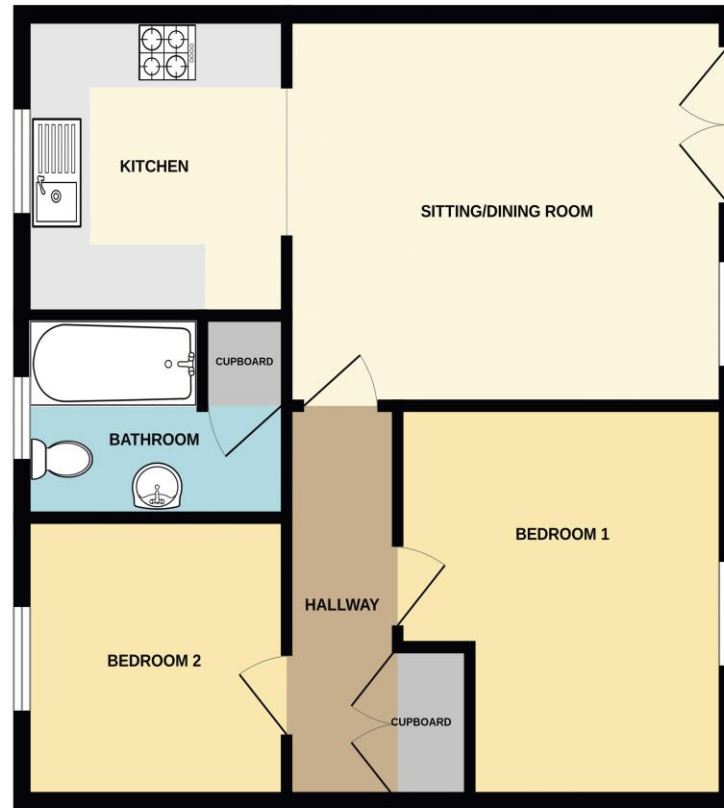


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FIRST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.6 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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