



GIBBINS RICHARDS 
Making home moves happen

Flat 11, 20 Sorrel Drive, Bridgwater TA5 2BX
£150,000

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Immaculate Two-Bedroom Top-Floor Apartment | Parking | No Onward Chain

An immaculately presented two-bedroom top-floor apartment, offering bright and well-planned accommodation within the popular Wilstock development. Accessed via a communal entrance, the property comprises an entrance hallway, open-plan sitting room and kitchen, two bedrooms and a bathroom.

The sitting room features a Juliet balcony and opens directly into the kitchen, which includes plumbing for a washing machine, a gas hob and an electric oven. The bathroom is fitted with a WC, wash hand basin and bath with overhead shower. Both bedrooms enjoy rear-facing windows. Outside, the property benefits from allocated parking for one vehicle and is offered for sale with no onward chain.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: B

Sorrel Drive is situated within the popular Wilstock development on the southern outskirts of Bridgwater. The property is ideally placed for access to local amenities, Bridgwater town centre and Junction 24 of the M5, making it well suited to commuters travelling towards Taunton, Bristol and beyond.

Immaculate condition throughout

Two bedrooms

Top-floor apartment

Open-plan living

Juliet balcony

Allocated parking

Popular Wilstock location

Close to M5 Junction 24

No onward chain





Entrance Hallway

Sitting Room

10' 10" x 13' 0" (3.29m x 3.97m) The sitting room features a Juliet balcony and opens directly into the kitchen.

Kitchen

7' 11" x 10' 2" (2.41m x 3.11m) The kitchen includes plumbing for a washing machine, a gas hob and an electric oven.

Bedroom 1

11' 5" x 7' 11" (3.49m x 2.42m)

Bedroom 2

11' 5" x 7' 11" (3.48m x 2.41m)

Bathroom

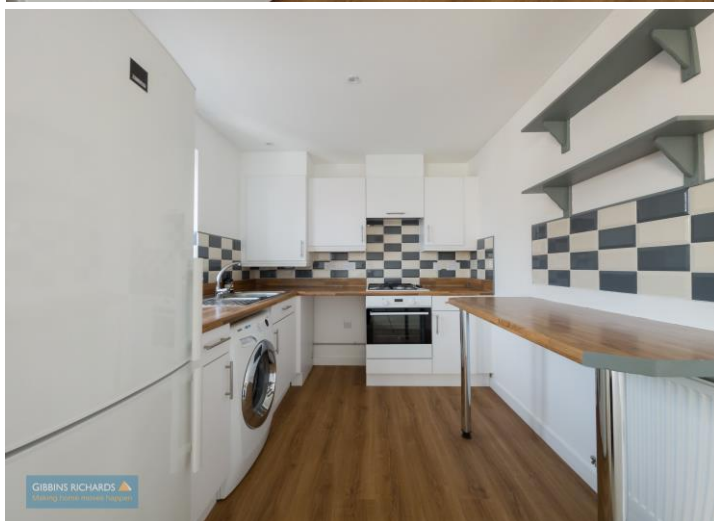
7' 0" x 6' 5" (2.14m x 1.95m) Fitted with a WC, wash hand basin and bath with overhead shower.

Outside

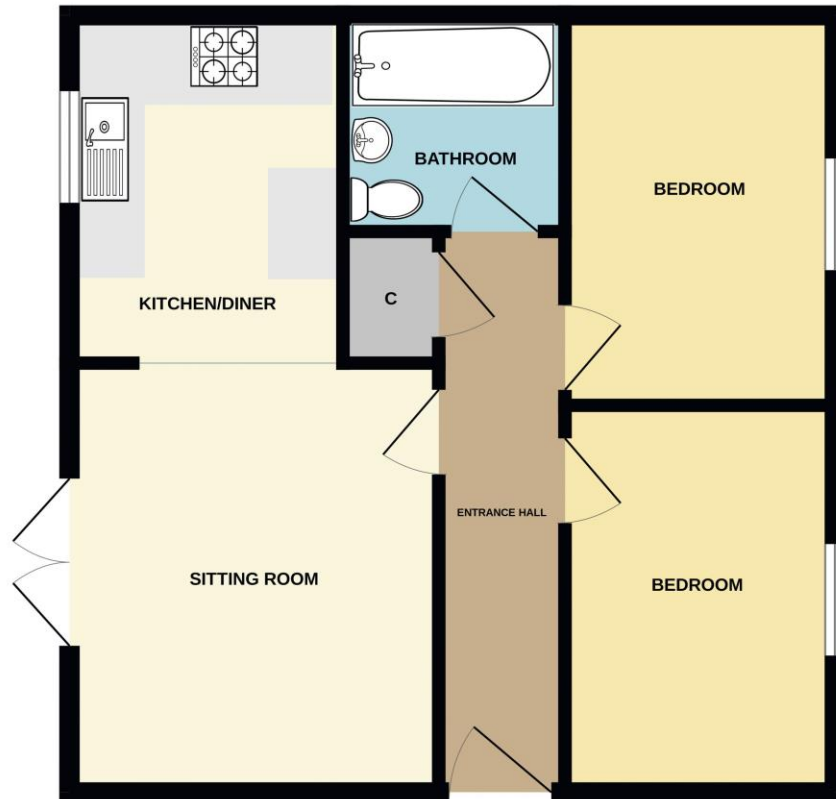
The property is accessed via a communal entrance and benefits from allocated parking for one vehicle.

AGENTS NOTE

This property is 'Leasehold' with a 999 year Lease commencing on 1st January 2019. There is an annual Ground Rent to pay of approximately £150 and an annual Service/Maintenance Charge which is currently levied at approximately £1,688. Full details of the Lease can be sought via your legal representative.



TOP FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 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.