



GIBBINS RICHARDS 

46 Duke Street, Bridgwater TA6 3TG

£159,950

GIBBINS RICHARDS 
Making home moves happen

A smart two bedroom modern coach house located in the popular sought after area of Bridgwater's north side. The property itself is warmed by gas central heating, fully UPVC double glazed and benefits from off road parking/carport. The accommodation comprises in brief; entrance lobby, sitting/dining room, kitchen, bathroom and two good size bedrooms. This property would make an ideal investment/first time purchase.

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

This modern coach house is located in a quiet tucked away position within this popular development on the north side of Bridgwater. Bridgwater town is within easy walking distance and offers an excellent range of shopping, leisure and financial amenities. The property is also within close proximity to the Hinkley Point commuter route. Bridgwater itself offers a mainline intercity railway station and easy access to the M5 motorway at junction at 23 and 24.

NO ONWARD CHAIN
CARPORT/PARKING
TWO DOUBLE BEDROOMS
GAS CENTRAL HEATING
FAMILY BATHROOM
UPVC DOUBLE GLAZED
EASY ACCESS TO M5
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
IDEAL FIRST TIME/INVESTMENT PURCHASE





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Entrance Lobby
Sitting Room

Inner Hallway

Kitchen

Bathroom

Bedroom 1

Bedroom 2

Outside

AGENTS NOTE

Leading into;
17' 9" x 11' 5" (5.41m x 3.48m) Front and rear aspect windows. Door to;
Doors to kitchen, bathroom and two bedrooms. Door to storage cupboard.
10' 4" x 6' 0" (3.15m x 1.83m) Front aspect window. Integrated gas hob and electric oven. Space and plumbing for washing machine.
7' 2" x 6' 7" (2.18m x 2.01m) Rear aspect obscure window. White three piece suite comprising low level WC, wash hand basin, bath with overhead shower.
14' 9" x 7' 9" (4.49m x 2.36m) Rear aspect window.
11' 2" x 9' 8" (3.4m x 2.94m) Front aspect window.
The property is accessed via a communal entrance. The property benefits from a carport.

This property is offered on a 'Leasehold' tenure. The term of the Lease is for 999 years from 1st of January 2000. We understand the annual Ground Rent is currently levied at £85.00 and the maintenance/service charges are £1152. Full details of the Lease together with ground rent/service charges can be made available by your Legal Representative.



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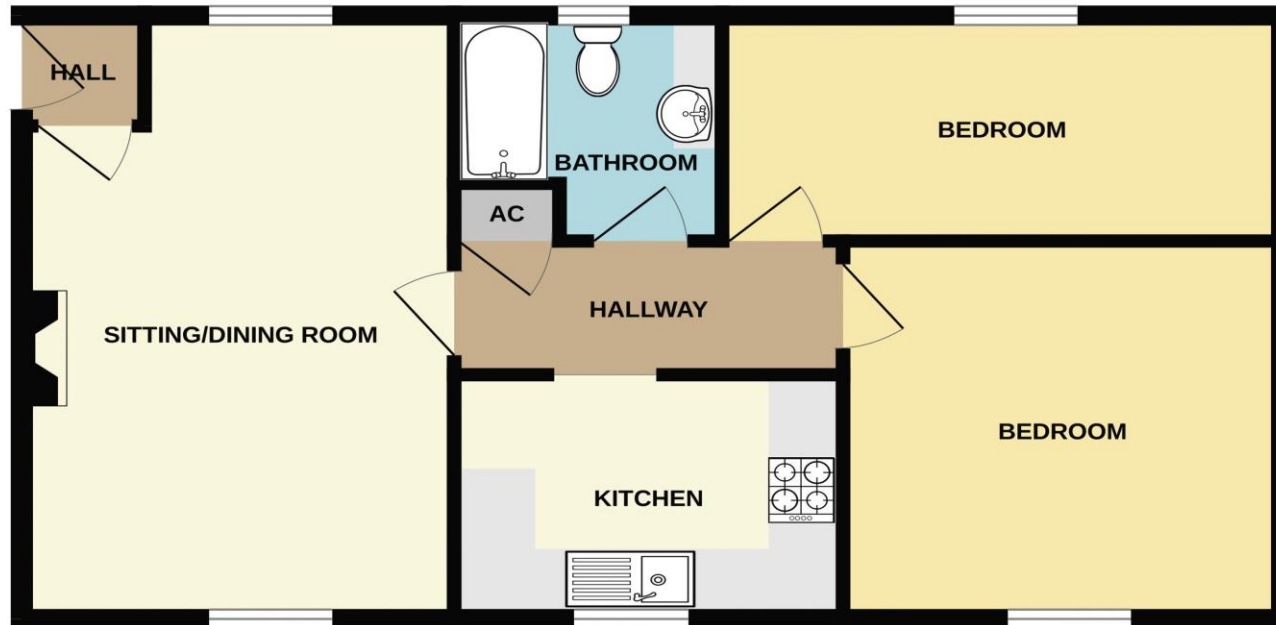


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FIRST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



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 £30 + VAT (£36) 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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk