



2 Quayside, Bridgwater TA6 3TA

£189,950

GIBBINS RICHARDS   
Making home moves happen

A most spacious ground floor apartment enjoying a waterfront position within easy reach of the town centre. The accommodation includes; hall, large 'L' shaped sitting/dining room, modern kitchen, three bedrooms including dressing room to master bedroom, bathroom, garage, parking and communal gardens.

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

An internal viewing is highly recommended to fully appreciate the size and lay-out for this self-contained ground floor apartment. The property enjoys a most pleasant aspect overlooking the quayside and is within comfortable walking distance of the town centre itself.

GROUND FLOOR APARTMENT  
SELF-CONTAINED ACCOMMODATION  
GARAGE / OFF ROAD PARKING  
WATERFRONT POSITION  
WALKING DISTANCE OF THE TOWN CENTRE  
GENEROUS SIZE LIVING SPACE  
THREE BEDROOMS  
LONG LEASE





GIBBINS RICHARDS

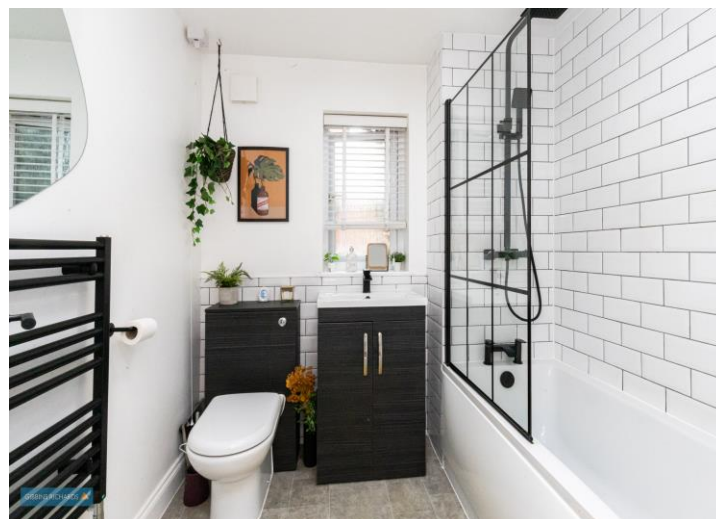
Entrance Hall	22' 2" x 17' 5" (6.75m x 5.30m) reducing to 12' (3.65m) ('L' shaped)
Sitting/Dining Room	A most spacious room with views over the waterfront.
Kitchen	11' 5" x 10' 5" (3.48m x 3.17m) including built-in oven and ceramic hob, plumbing for both washing machine and dishwasher.
Bedroom 1	13' 5" x 10' 8" (4.09m x 3.25m)
Dressing Room	7' 9" x 4' 4" (2.36m x 1.32m) (former ensuite)
Bedroom 2	10' 8" x 9' 9" (3.25m x 2.97m)
Bedroom 3	10' 8" x 6' 7" (3.25m x 2.01m)
Bathroom	6' 10" x 6' 6" (2.08m x 1.98m) incorporating a bath with mixer and drop rain head shower unit, wash basin, WC.
Outside	Driveway to attached GARAGE with light and power. Access gate to the waterfront itself and communal garden area.

**AGENTS NOTE**

The tenure of the property is 'Leasehold' and the full length of the Lease is 999 years commencing from 25th December 1981. The Ground Rent is currently set at £5 per annum and the Maintenance/Service Charge is currently levied at £1,064.00 per annum. Full details of the management charges etc and terms of the Lease should be verified via your Legal Representative.



GIBBINS RICHARDS



GIBBINS RICHARDS



GIBBINS RICHARDS

GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA - 1054 sq.ft. (97.9 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.  
Made with Metropix ©2024



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