



Flat 1, 11 St Mary Street, Bridgwater TA6 3LU

£92,000

GIBBINS RICHARDS   
Making home moves happen

A well presented one bedroom ground floor apartment located in the heart of the town centre. This property would make an ideal first time/investment purchase. The accommodation is fully UPVC double glazed and warmed by gas central heating. Communal entrance hall, lounge, double bedroom, kitchen and wet room. Garden to the rear. **NO ONWARD CHAIN.**

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

A well presented one bedroom ground floor apartment located in the heart of the town centre. This property has been refurbished in recent years by the current owner and is well presented throughout with modern kitchen and sanitary fittings, full UPVC double glazing and gas central heating. The accommodation comprises in brief; lounge, double bedroom, kitchen and wet room. There is also a good size rear garden. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

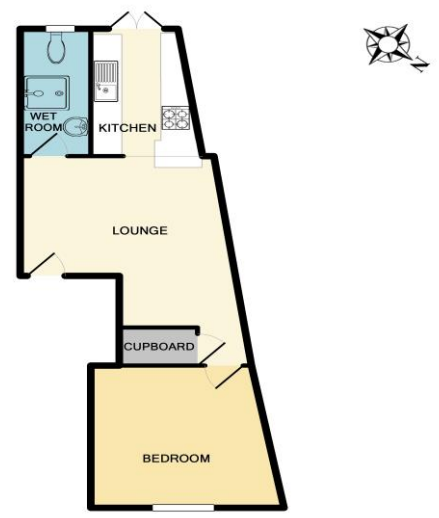
Communal Hallway	
Lounge	13' 5" x 13' 2" (4.09m x 4.01m) (maximum dimensions) under stairs storage cupboard.
Kitchen	10' 9" x 6' 2" (3.27m x 1.88m) (approximate dimensions) French doors to rear garden.
Wet Room	8' 7" x 3' 10" (2.61m x 1.17m) with underfloor heating.
Bedroom	12' 1" x 10' 11" (3.68m x 3.32m)
Outside	Good size rear garden.

**AGENTS NOTE** We are advised by our client that the 'Lease' is for a term of 999 years from 2020. The property has an annual 'peppercorn ground rent'. Full details of the Lease can be verified by your Legal Representative.

Option to buy Flat 1 and 2 as well as the building freehold available. Please enquire with the Agents if interested.



- NO ONWARD CHAIN
- MODERN KITCHEN & SANITARY FITMENTS
- WELL PRESENTED THROUGHOUT
- TOWN CENTRE LOCATION
- GOOD SIZE REAR GARDEN
- GROUND FLOOR ACCOMMODATION
- FULL UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 v2019.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.**

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