



**Flat 2, 11 St Mary Street, Bridgwater TA6 3LU**  
**£110,000**

**GIBBINS RICHARDS**   
Making home moves happen

A spacious two bedroom maisonette located within the heart of Bridgwater's town centre. This spacious two bedroom property is offered for sale with NO ONWARD CHAIN and would make an ideal first time/investment purchase. The accommodation is well presented, fully UPVC double glazed and warmed by mains gas fired central heating. The accommodation comprises in brief; entrance hall/landing, lounge, modern kitchen/breakfast room, modern bathroom. To the second floor are two double bedrooms. The property also has the added benefit of a private roof terrace.

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

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.

FULLY DOUBLE GLAZED

GAS CENTRAL HEATING

MODERN KITCHEN & SANITARY FITMENTS

NO ONWARD CHAIN

'FREEHOLD AVAILABLE'

PRIVATE ROOF TERRACE

TOWN CENTRE LOCATION

WELL PRESENTED THROUGHOUT

Communal Entrance

With private secure door to stairwell leading to;

First Floor Landing

12' 1" x 5' 6" (3.68m x 1.68m) Doors to lounge, kitchen and bathroom. Stairs rising to second floor. Understairs storage cupboard. Digital timer control for central heating and door intercom phone.

Lounge

15' 7" x 11' 3" (4.75m x 3.43m) Front aspect window.

Kitchen/Breakfast Room

10' 7" x 8' 3" (3.22m x 2.51m) (maximum) Double opening French doors to roof terrace area. Wall mounted gas boiler. 11' 0" (3.35m) in length x 12' 0" (3.65m) in width.

Roof Terrace

Bathroom

10' 7" x 4' 3" (3.22m x 1.29m) (excluding entrance walkway and cupboard) Rear aspect obscure window.

Second Floor Landing

Doors to two bedrooms. Hatch to loft 14' 6" x 7' 10" (4.42m x 2.39m) increasing to 10' 7" (3.22m) (restrictive head height) Front aspect window.

Bedroom 1

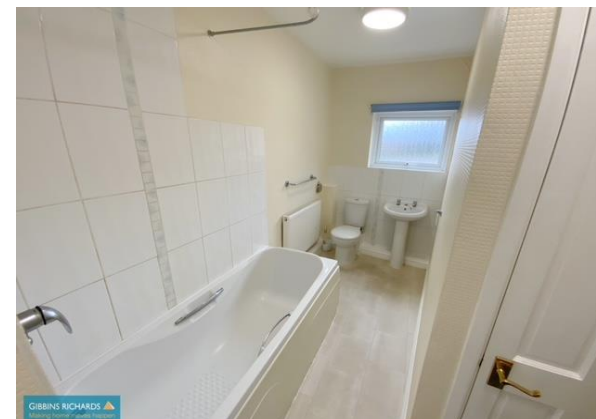
Bedroom 2

13' 0" x 9' 2" (3.96m x 2.79m) Rear aspect window.

AGENTS NOTE

The tenure to 11 St Mary Street is currently freehold. However, we understand from our vendor that a new Lease will be created to divide Flat 1 & Flat 2 if they are sold as individual units.

Full details should you sought by your Legal Representative.



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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