



Apartment 12, Carnival Court, Taunton Road, Bridgwater TA6 6AF  
£160,000

GIBBINS RICHARDS   
Making home moves happen

A modern well presented two bedroom second floor apartment located within walking distance to the town centre. The property benefits from gas central heating, UPVC double glazing, off road parking for one vehicle. The accommodation comprises in brief; entrance hall, two bedrooms, open plan sitting/dining room/kitchen and bathroom. Storage cupboard.

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

This second floor apartment would make a perfect choice for a first time buyer or investor and is located off Taunton Road, which is within easy walking distance of the town centre itself. Bridgwater 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.

NO ONWARD CHAIN

IDEAL FIRST TIME / INVESTMENT PURCHASE

TWO BEDROOM SECOND FLOOR APARTMENT

FULLY DOUBLE GLAZED

GAS CENTRAL HEATING

WALKING DISTANCE TO LOCAL SHOPS & AMENITIES

EASY ACCESS TO THE M5 MOTORWAY

ALLOCATED OFF ROAD PARKING

Communal Entrance  
Private Entrance Hall

Open Plan  
Sitting/Dining/Kitchen

Bedroom 1

Bedroom 2

Bathroom

Outside

AGENTS NOTE

Stairs to second floor or alternatively a lift.  
Leading to two bedrooms, open plan sitting/dining room/kitchen and bathroom. Storage cupboard.

19' 0" x 12' 6" (5.8m x 3.8m) Front aspect window. The kitchen area is fitted with floor and wall cupboard units. Integrated electric oven, gas hob, dishwasher and fridge/freezer.

13' 9" x 8' 2" (4.2m x 2.5m) Sky light window. Built-in wardrobe.

10' 6" x 9' 6" (3.2m x 2.9m) Rear aspect window.

8' 6" x 6' 11" (2.6m x 2.1m) Rear aspect obscure window. Fitted in a white suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.

Allocated off road parking for one vehicle.

This property is 'leasehold' with a 250 year Lease commencing on 1st June 2019. There is an annual Ground Rent to pay of approximately £134.00 and an annual Service/Maintenance Charge which is currently levied at approximately £1,518.36. Full details of the Lease can be sought via 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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