



**Apartment 2, 9 Manley Gardens, Bridgwater TA6 3EF**  
**£131,950**

**GIBBINS RICHARDS**   
Making home moves happen

A newly presented second floor apartment located on the popular 'Manley Gardens' development. The property itself benefits from gas central heating and UPVC double glazing throughout. The accommodation comprises in brief; entrance hall, two double bedrooms, bathroom, modern fitted kitchen and sitting/dining room. Allocated off road parking and walking distance to local shops and amenities. **NO ONWARD CHAIN.** Ideal first time/investment purchase.

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

Externally there are well maintained communal gardens and allocated off road parking. The property lies within easy access to Bridgwater's main town centre which offers a superb 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

WALKING DISTANCE TO TOWN CENTRE

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

ALLOCATED OFF ROAD PARKING

EASY ACCESS TO THE M5 MOTORWAY

IDEAL FIRST TIME/INVESTMENT PURCHASE

Communal Entrance  
Private Entrance Hall

Sitting/Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Leading to;  
Doors to bathroom, storage cupboards, two bedrooms, kitchen and sitting/dining room.

18' 0" x 11' 1" (5.48m x 3.38m) Front and side aspect windows and rear aspect 'Juliet' style balcony.

11' 6" x 6' 8" (3.50m x 2.03m) Front aspect window. Floor and wall mounted units with space and plumbing for washing machine. Integrated electric oven and gas hob.

12' 1" x 8' 3" (3.68m x 2.51m) Rear aspect window.

10' 3" x 8' 1" (3.12m x 2.46m) Rear aspect window.

6' 6" x 6' 2" (1.98m x 1.88m) Front aspect obscure window. Modern suite comprising low level WC, wash hand basin and bath with overhead electric shower.

#### AGENTS NOTE

The tenure to this property is 'Leasehold' with a term of 155 years from 1st May 2008. The service/maintenance charge is currently levied at £1,594.76 per annum and the ground rent of £113.78 per annum. Full details of the Lease and management fees should 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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