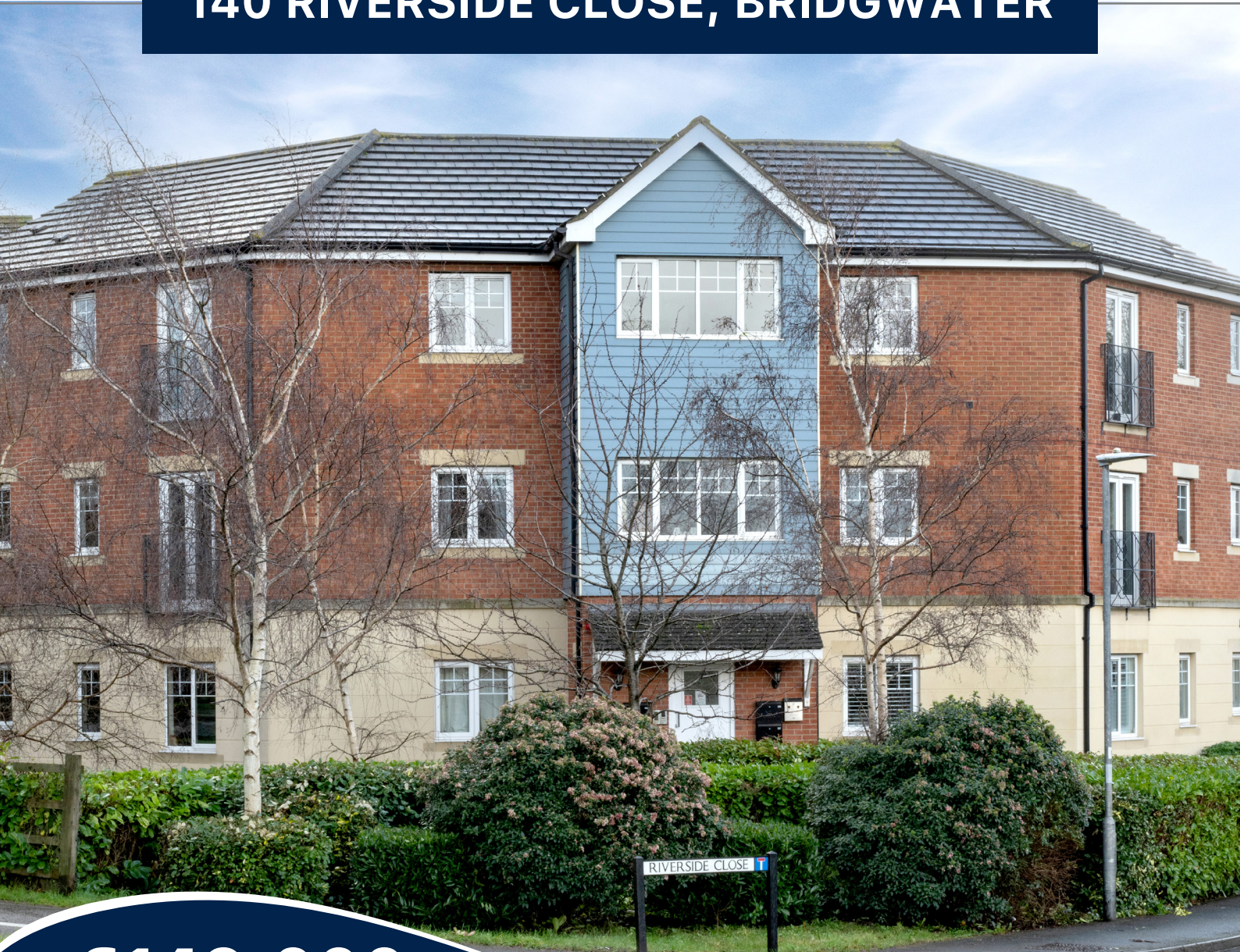


Looking for a new home?

TWO BED FLAT FOR SALE

140 RIVERSIDE CLOSE, BRIDGWATER



£149,000

Estate Agents
Saxons

- 16ft Lounge
- Carport
- Two Double Bedrooms
- High Quality Boiler
- No Onward Chain

21 Boulevard, Weston-super-Mare, North Somerset, BS23 1NR
website: www.saxonswsm.co.uk • Email: weston@saxonwsm.co.uk



**01934
624400**

INSIDE THE FLAT

A fantastic opportunity to obtain a two bedroom flat with dedicated carport close to the town centre of Bridgwater and is contained in a block building of six flats. This flat is situated on the 2nd floor.

This is perfect for a first time buyer, retiree's, anyone who wishes for apartment living or an investment opportunity. You could inherit the excellent tenants or receive the flat empty.



Money Laundering Regulations 2017

Intending purchasers will be asked to produce identification, proof of address and proof of financial status when an offer is received. Your co-operation is required in order that there will be no delay in agreeing the sale.

Agents Disclosure

Saxons have 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. Saxons have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in the 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.

OUTSIDE THE FLATS

The flat can be accessed via the front or back entrance. It is fitted with uPVC windows and patio doors. The communal stairway is maintained to a high standard providing a welcoming entrance to your home.



The flat is serviced with multiple bin stores and recycling areas. The grounds are fully maintained through the annual service charge.



KEY FEATURES:

- **High Quality Boiler - Recently installed Viessmann 050 replacement boiler with magnetic filter added**
- **No Onward Chain Complications**
- **Two Double Bedrooms**
- **Intercom Access**
- **16ft Lounge**
- **Good Sized Kitchen**
- **Covered Car Port**
- **Bathroom**
- **Great Access for: Hinkley Point, Taunton, Commuter Links and Amenities**

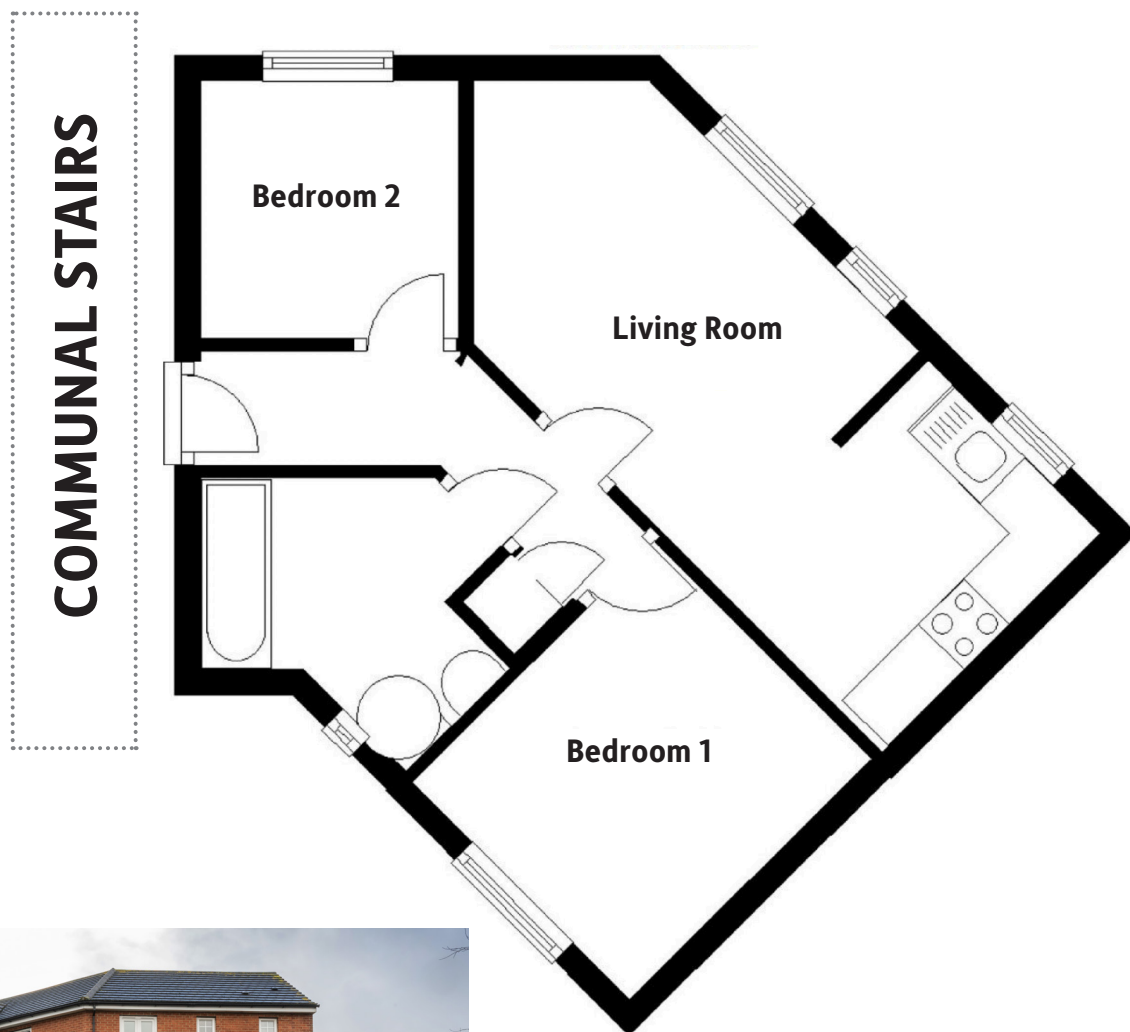
INCOME

The flat currently has a long term sitting tenant. It is rented out for a monthly fee of £925 per month. Annual gross income is £11,100.

There is scope to increase the monthly rent in line with the current market.

The current tenant pay's through a monthly direct debit and their deposit bond is held with a Government approved deposit protection custodial service.

FLOOR PLAN



TYPICAL LIVING ROOM



TYPICAL KITCHEN



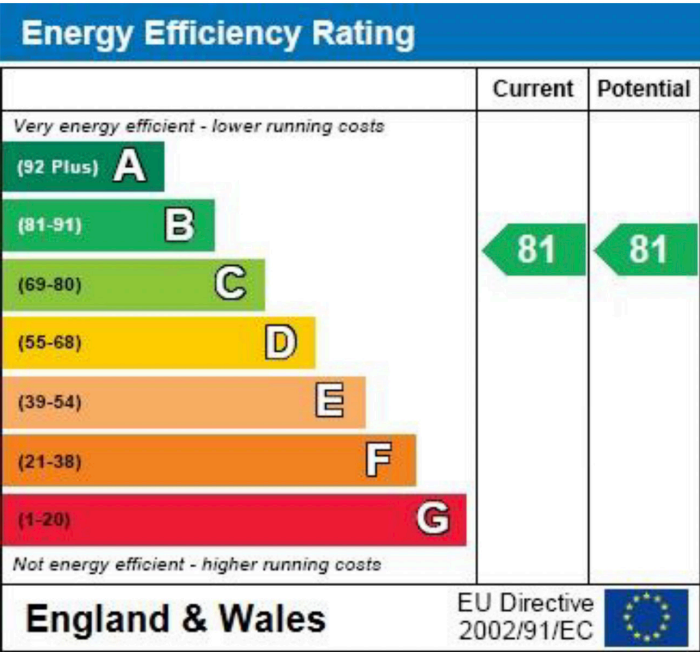
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or warranty in respect of the property.

DETAILS

Images show the recently installed Viessmann 050 Boiler with magnetic filter added.



Boilers and gas hobs are all fully certificated as of February 2026.



BEDROOM ONE • 11'2" (3.4m) x 10'9" (3.28m)

Rear aspect double glazed uPVC window. Carpet. Radiator. Smooth ceiling. Central light.

BEDROOM TWO • 10'5" (3.18m) x 7'5" (2.26m)

Front aspect double glazed uPVC window. Carpet. Radiator. Smooth ceiling. Central light.

BATHROOM • 8'9" (2.67m) x 5'9" (1.75m)

Rear aspect obscure double glazed uPVC window. Laminate flooring. Comprising of W.C., wash hand basin and panel bath with mains shower above. Radiator. Extractor fan. Smooth ceiling. Central light.

LIVING ROOM • 16'3" (4.95m) x 11'5" (3.48m)

Front aspect double glazed uPVC window and front aspect double glazed uPVC patio doors to Juliet balcony. Carpet. Radiators. TV point. Smooth ceiling. Central light.

KITCHEN • 11'5" (3.48m) x 6'7" (2.01m)

Front aspect double glazed uPVC window. Laminate flooring and worktops. Eye and base level units. One and a half bowl stainless steel sink. Four ring gas hob with electric oven below and extractor above. Space and plumbing for all white goods.

CARPORT

The flat has a dedicated Carport.

AGENTS NOTE

Lease length: 125 year lease, from 2005. Service charge: £1,440 per year, which covers insurance. Saxons Estate Agents run the block management.

GROUND RENT

£300 per flat, per year.