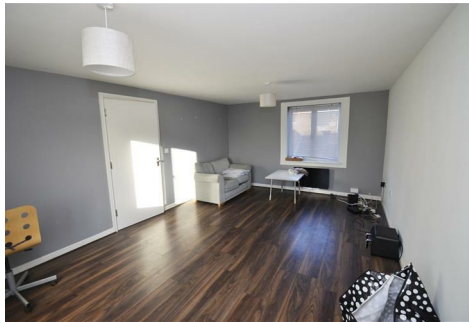


  
**Natasha Howarth**  
ESTATE AGENTS



42 Duke Street, Bridgwater, TA6 3TG

**£132,500**

An excellent opportunity to acquire this well-maintained first-floor purpose-built apartment, ideally positioned just off Trinity Way on the desirable northern outskirts of Bridgwater.

Built by Kings Oak Homes in 2003 and offered with a long lease, this attractive home benefits from double glazing throughout and is accessed via a secure communal entrance with stairs leading to a private front door.

The thoughtfully arranged accommodation comprises a welcoming L-shaped hallway, a bright and spacious lounge/dining room, a well-appointed fitted kitchen, two generous double bedrooms (with an ensuite shower room to the principal bedroom), and a modern family bathroom.

Externally, the property enjoys the added convenience of a carport providing parking for two vehicles. Further enhancing its appeal, the apartment is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

## ENTRANCE

Via communal door and hallway to own front door

## HALLWAY

(L-shaped) security/entry/phone, airing cupboard and access to lounge, kitchen, bedrooms and the bathroom.

## LOUNGE/ DINER

Dual aspect double glazed windows, Wall mounted electric heater, wood effect flooring.

## KITCHEN

Side aspect double glazed window. Fitted with a range of matching wall, base and drawer units with roll top worksurfaces over and sink and drainer unit inset. Built in electrical appliances to remain including electric oven and hob with concealed extractor fan over. Space and plumbing for washing machine space for fridge/freezer, wood effect flooring, tiled splashbacks and surrounds. Wall mounted electric heater.

## BEDROOM ONE

Dual aspect double glazed windows, built in wardrobe, wall mounted electric heater, door to:

## ENSUITE SHOWER ROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising corner shower cubicle with mains shower, pedestal wash hand basin and close coupled WC. Wall mounted electric heater

## BEDROOM TWO

Side aspect double glazed window, wall mounted electric heater.

## BATHROOM

Obscure double glazed window. Fitted with a three piece suite comprising panelled bath with shower attachment, vanity wash hand basin with display shelving and additional storage, close coupled WC with push button flush, heated towel rail, tiled splashbacks.

## EXTERIOR

### CARPORT

Second carport to right of communal entrance providing off street parking for two vehicles.

### SERVICES

Mains electricity, water and drainage.

### HEATING

Electric storage radiators and heaters.

### TENURE

Leasehold- 999 years from 2000.

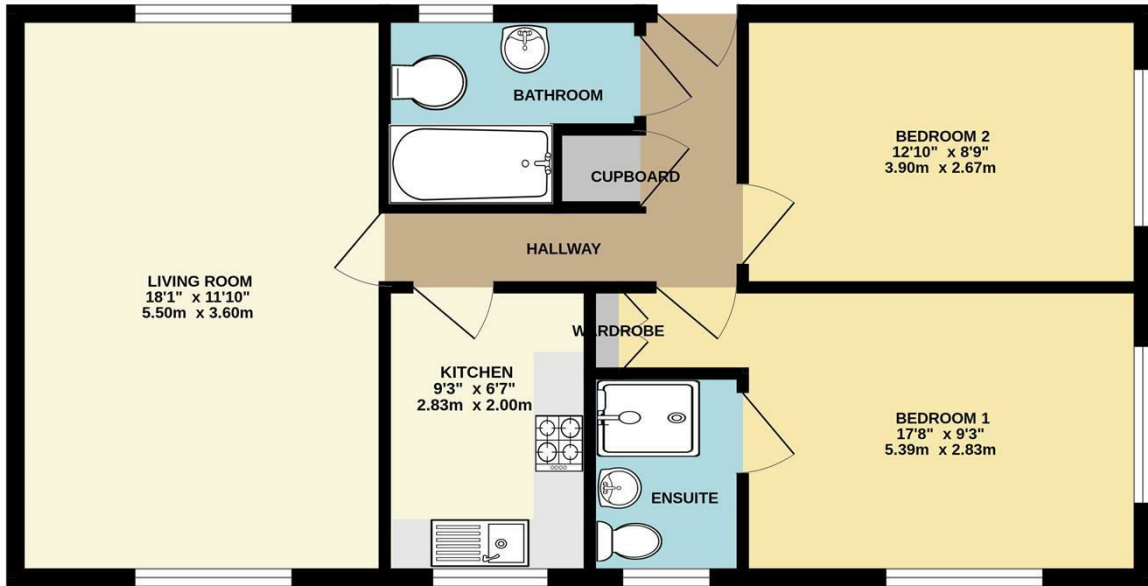
### SERVICE CHARGE

Approximately £1112 per annum.

## GROUND RENT

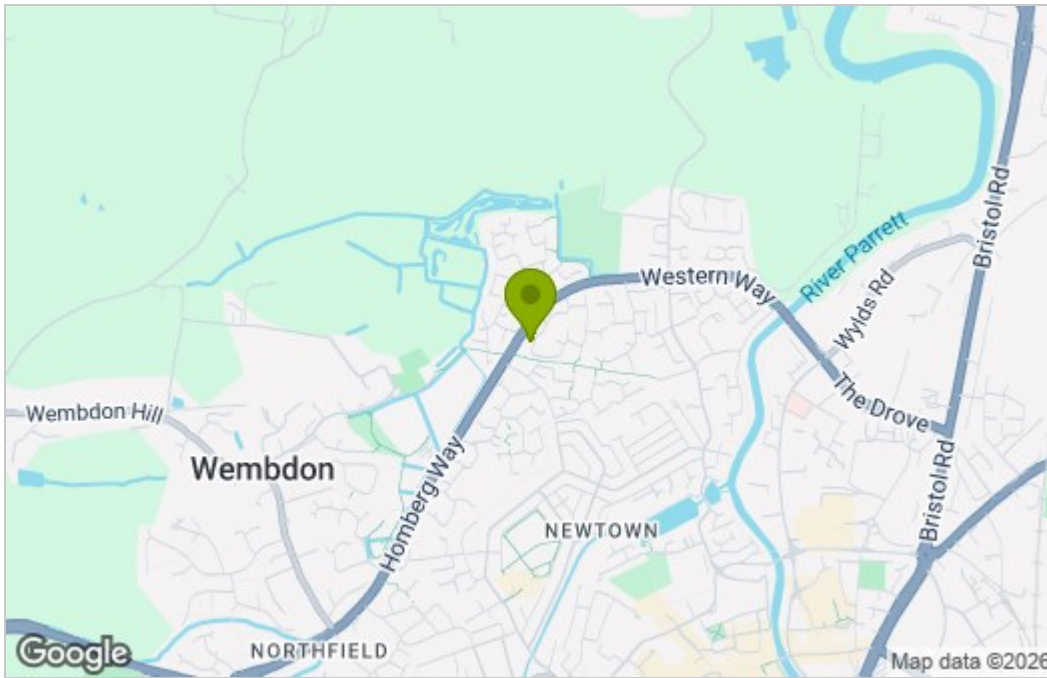
Approximately £170 per annum.

GROUND FLOOR

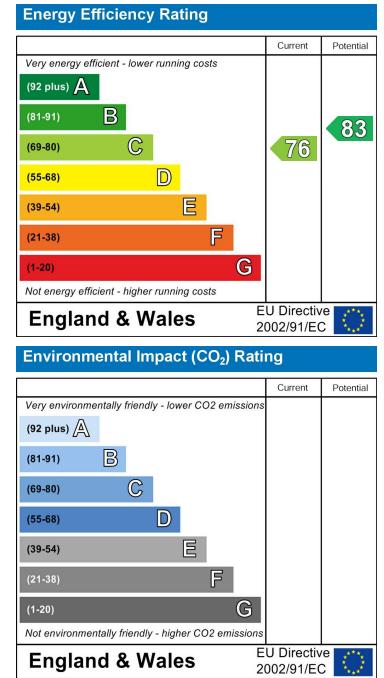


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. 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 or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.