



Plot 15

The Polden - Pollards Yard, Monmouth Street, Bridgwater TA6 5EJ

£260,000

**GIBBINS RICHARDS**   
Making home moves happen

The Polden two-storey home provides a well-designed ground floor with a kitchen at the front and utility cupboard layout serving as a room divider to the dining and lounge area at the rear.

The first floor offers two spacious bedrooms and bathroom. There are mid-terrace plots and end of terrace, some of which have gable windows.

All homes have the same width but an extended depth option provides additional space to the lounge and master bedroom for those who desire it.

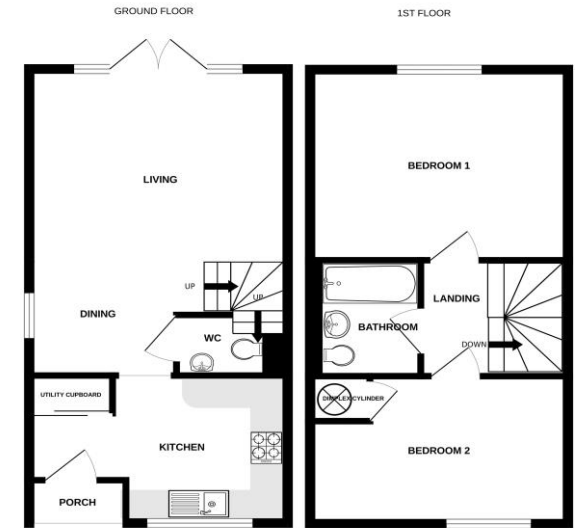
Tenure: Freehold  
Energy Rating: TBC  
Council Tax Band: TBC

- Polden Design - Attractive incentives available
- Well-designed two-bedroom, two-storey home
- Practical and efficient layout ideal for first-time buyers, downsizers or investors
- Dedicated EV charging point
- Open-plan dining and living space to the rear
- Two generous double bedrooms on the first floor
- Contemporary family bathroom
- Allocated parking
- Q Assure Warranty
- Expected rental value approx. £1,200 pcm

Entrance Porch	6' 2" x 4' 5" (1.88m x 1.35m)
Utility Cupboard	
Kitchen	14' 8" x 9' 0" (4.47m x 2.74m) (max) Front aspect window. Opening to;
Living/Dining Room	19' 2" x 14' 8" (5.84m x 4.47m) (max) Double opening doors to rear garden. Side aspect window. Turning stairs rising to first floor. Door to;
WC	5' 2" x 3' 6" (1.57m x 1.07m) Low level WC and wash hand basin.
First Floor Landing	Doors to two bedrooms and bathroom. Hatch to loft.
Bedroom 1	14' 7" x 11' 1" (4.44m x 3.38m) Rear aspect window.
Bedroom 2	14' 7" x 9' 0" (4.44m x 2.74m) Front aspect window. Airing cupboard.
Bathroom	Low level WC, wash hand basin and bath.
Outside	Allocated parking. Enclosed rear garden - measures approximately - 25' (7.61m) in depth and enjoys a northerly aspect and a good degree of privacy.

**AGENTS NOTE**

The property is subject to an annual Management Company fee which is due to be set at approximately £445 per annum. This will cover the costs of landscaping and hard surface maintenance to ensure the development is well presented at all times. Also included in this charge is power for street lighting, surface water drainage maintenance, insurance and a contribution towards the estate sinking fund. Please note this cost may vary and full details should be sought via your Legal Representative at the earliest opportunity.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, beams and any other items are approximate and the 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, appliances and equipment shown have not been tested and no guarantee, as to their operability or efficiency can be given. Model only (Reference: 07/20)

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 £40 + VAT (£48) 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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