

  
**Natasha Howarth**  
ESTATE AGENTS



**64 Riverside Close, Bridgwater, TA6 3PP**

**£159,000**

Natasha Howarth Estate Agents are pleased to bring to the market this well presented two bedroom top floor modern apartment situated on the Northern outskirts of Bridgwater.

This apartment was built in 2006 and briefly comprises entrance hallway, open plan lounge/diner with Juliet balcony, fitted kitchen, two good size bedrooms and bathroom.

In addition this apartment comes with an allocated parking space.

This modern apartment should be of interest to both first time buyers and investors and comes to the market with the benefit of NO ONWARD CHAIN. The property is approximately one mile from the town centre where numerous shopping facilities and amenities are available. There is also Trinity Sports and Leisure (1610) and 'Wembdon Village Hall at The Green' close by and primary and secondary schools within walking distance together with good access towards junction 23 of the M5.

For an appointment to view please contact the vendors sole agent.

#### ENTRANCE

Via communal hallway, stairs and landing to own front door.

#### ENTRANCE HALLWAY

Access to bedrooms, bathroom and lounge/diner. Radiator, airing cupboard.

#### BEDROOM ONE

Dual aspect double glazed windows, radiator.

#### BEDROOM TWO

Front aspect double glazed window, radiator.

#### BATHROOM

Obscure rear aspect double glazed window. Fitted with a white three piece suite comprising panelled bath with shower over, wash hand basin and low level WC. Part tiled walls, radiator, extractor fan.

#### LOUNGE/ DINER

Front aspect double glazed window and double glazed French doors to Juliet balcony. Two radiators, TV point, opening to:

#### KITCHEN

Front aspect double glazed window. Fitted with a matching range of wall, base and drawer units with roll top work surfaces over and one and a quarter bowl sink and drainer unit inset with mixer tap over. Integrated whirlpool oven to remain with four ring gas hob over and concealed extractor above. Space for fridge freezer, space and plumbing for washing machine and additional appliance, glow worm boiler concealed in cupboard. Wood effect flooring, part tiled walls.

#### EXTERIOR

#### PARKING

Allocated parking space for one vehicle.

#### SERVICES

Mains gas, electricity, water and drainage.

#### HEATING

Gas fired central heating system.

#### TENURE

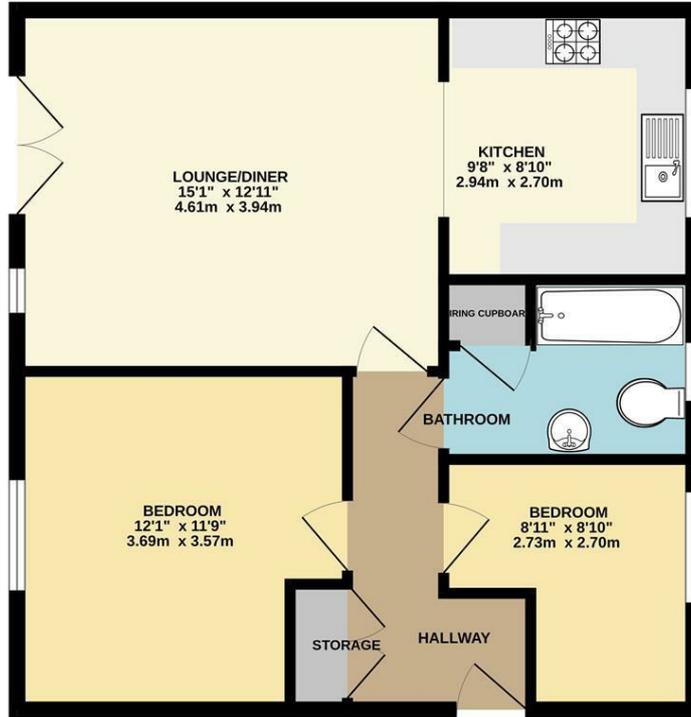
Leasehold - 125 years from 01 January 2006.

#### SERVICE CHARGES & GROUND RENT

There is an annual Ground Rent to pay of approximately £300 together with an annual Service/Maintenance Charge of £1440. Full details of the Lease and charges can be sought via your legal representative.

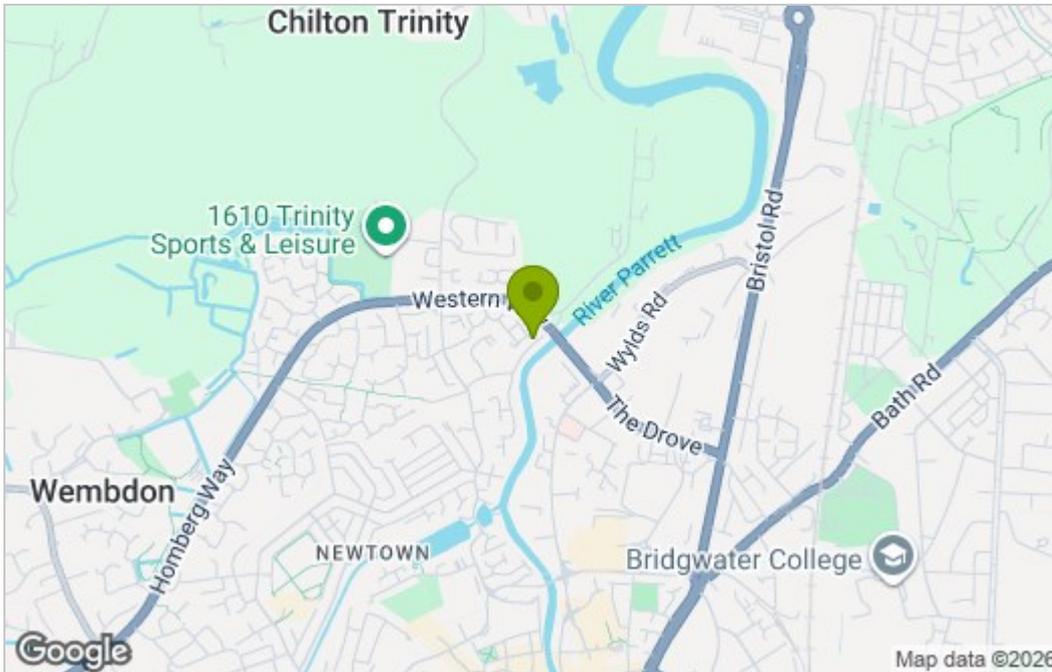
# Floor Plan

## GROUND FLOOR

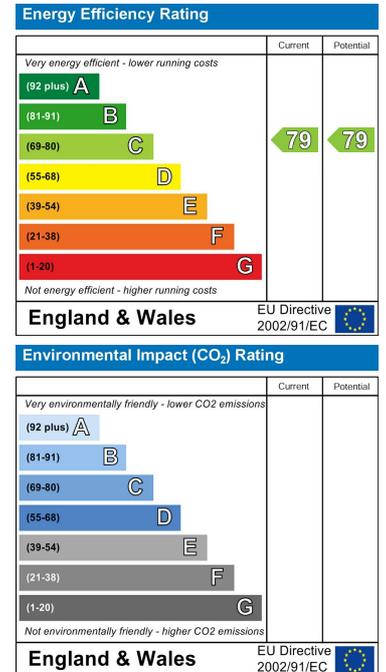


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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