

# Investor Opportunity!

**FOUR 2 BED FLATS FOR SALE**

**RIVERSIDE CLOSE, BRIDGWATER**



**£580,000**

Estate Agents  
**Saxons**

- 2 Flats with Garages
- 2 Flats with Car Ports
- 1st and 2nd Floor Flats
- Viessmann Boilers
- No Onward Chain

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**01934  
624400**

Current  
Gross Annual  
Income of over  
**£44,400**

# INSIDE THE FLATS

A fantastic investment opportunity to obtain four, two bedroom flats with dedicated garages and carports close to the town centre of Bridgwater. These two bedroom flats are all contained in the same block building making a total of six flats. There is therefore scope to obtain the leasehold for the block.



The opportunity comprises of flats 137, 138, 139, 140 Riverside Close with the flats situated on the first and second floors.



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



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



FLATS 139 & 140 CARPORTS



FLATS 137 & 138 GARAGES

### KEY FEATURES:

- **High Quality Boilers** - All four flats have recently been installed with Viessmann 050 replacement boilers with MagnaClean magnetic filters added
- **No Onward Chain Complications**
- **1st and 2nd Floor Flats Available**
- **Two Double Bedrooms**
- **Intercom Access**
- **16ft Lounge**
- **Good Sized Kitchen**
- **Flats 137 & 138 have Locking Garages**
- **Flats 139 & 140 have Covered Car Ports**
- **Bathroom**
- **Great Access for: Hinkley Point, Taunton, Commuter Links and Amenities**

### INCOME

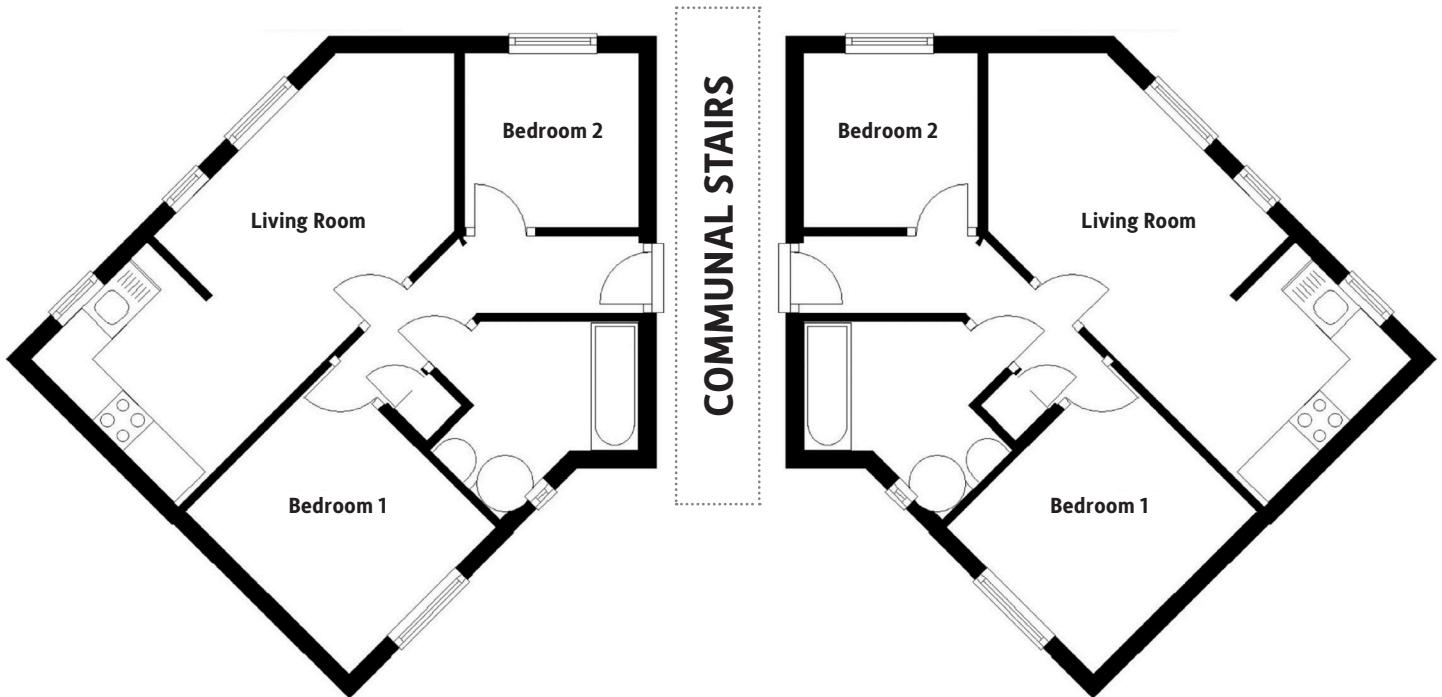
All four flats currently have long term sitting tenants. Each flat is rented out for a monthly fee of £925 per month. Annual gross income is £44,400.

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

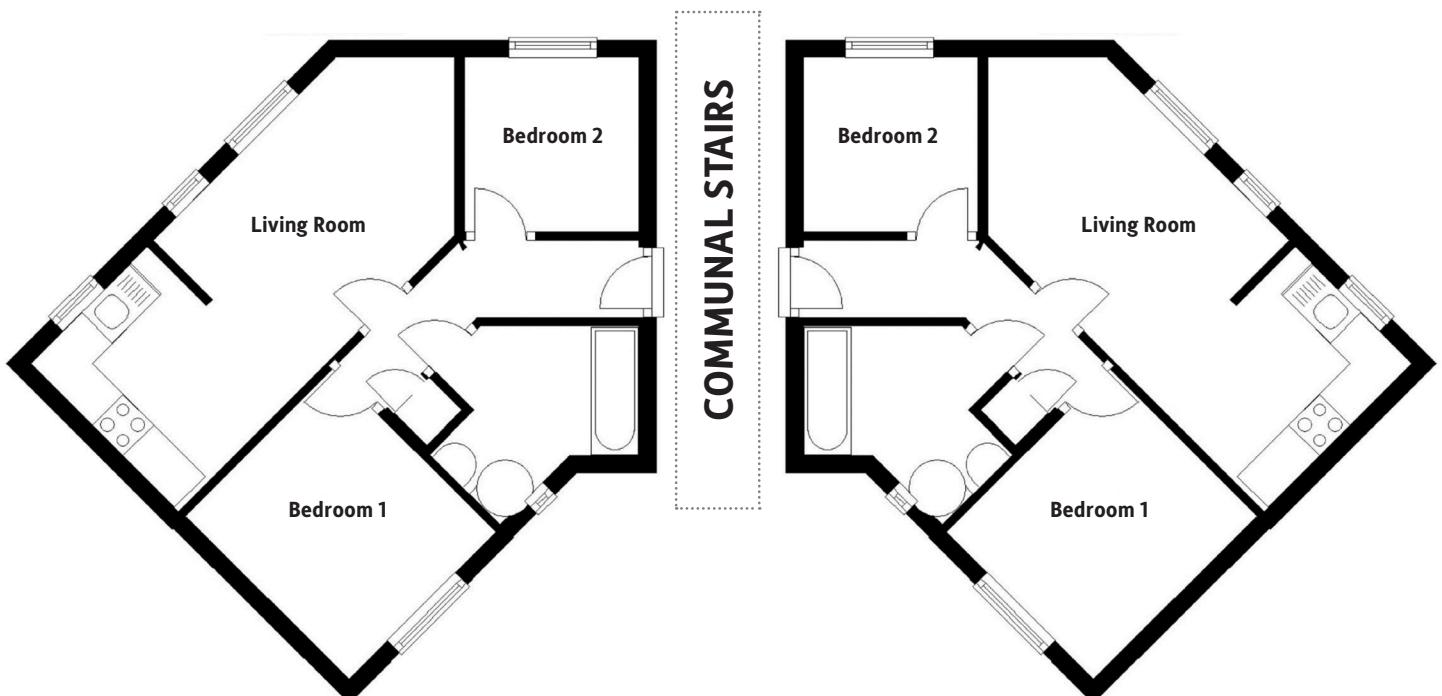
The current tenants pay through a monthly direct debit and their deposit bonds are each held individually with a Government approved deposit protection custodial service.

# FLOOR PLAN

## 1ST FLOOR: FLATS 137 & 138



## 2ND FLOOR: FLATS 139 & 140



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.

# INSIDE IMAGES OF THE FLATS



**TYPICAL LIVING ROOM**



**TYPICAL KITCHEN**

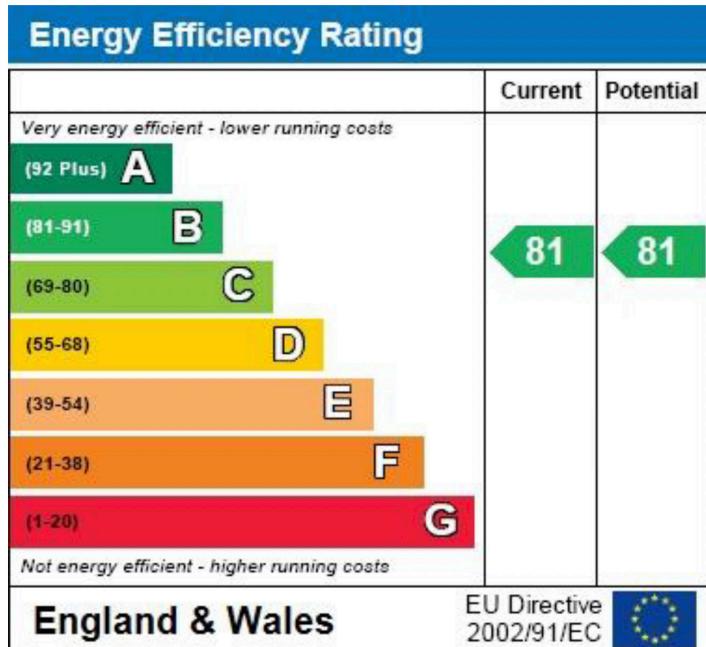


# DETAILS

Images show the recently installed Viessmann 050 Boiler with MagnaClean 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.

## **GARAGE & CARPORTS**

Two of the flats have Carports and two have Garages.

## **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.