



GIBBINS RICHARDS   
Making home moves happen



**Plot 14**  
**The Polden - Pollards Yard, Monmouth Street, Bridgwater TA6 5EJ**  
**£275,000**

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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

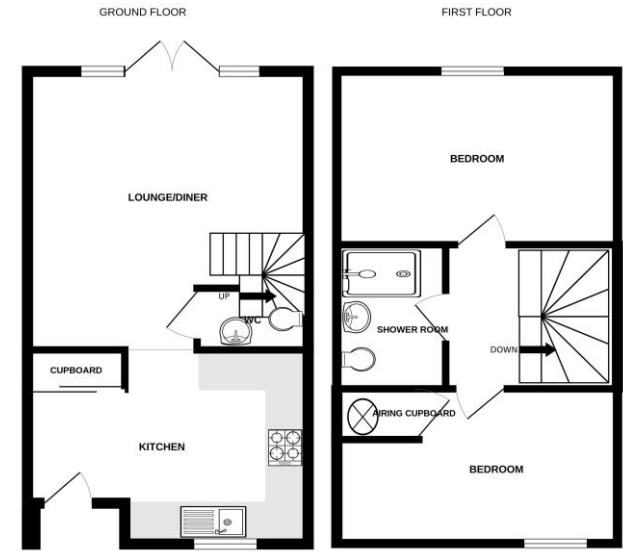
- Polden Design - Attractive incentives available
- Well-designed two-bedroom, two-storey home
- Practical and efficient layout ideal for first-time buyers, downsizers or investors
- Dedicated EV charging point
- Open-plan dining and living space to the rear
- Two generous double bedrooms on the first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

Entrance Vestibule  
Kitchen  
Lounge/Dining Room  
Cloakroom  
First Floor Landing  
Bedroom 1  
Bedroom 2  
Shower Room  
Outside

Leading into;  
14' 6" x 8' 10" (4.42m x 2.69m) max. Front aspect window. Cloak cupboard housing meters.  
18' 4" x 14' 6" (5.58m x 4.42m) max. Double opening French doors to rear garden.  
4' 11" x 3' 6" (1.50m x 1.07m)  
Hatch to loft. Doors to two bedrooms and shower room.  
14' 6" x 8' 11" (4.42m x 2.72m) Front aspect window. Airing cupboard.  
14' 6" x 11' 0" (4.42m x 3.35m) Rear aspect window.  
6' 10" x 6' 0" (2.08m x 1.83m)  
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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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. Made with floorplan (12/20)

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.