



1 The Sedgemoor Centre, 3 Blake Street, Bridgwater TA6 3NB
Auction Guide Price £85,000

GIBBINS RICHARDS 
Making home moves happen

FOR SALE BY PUBLIC AUCTION ON
Thursday, 7th December 2023

Auction pack available to view via www.networkauctions.co.uk

A spacious one bedroom apartment located in the heart of Bridgwater town centre. This well proportioned property is offered for sale with no onward chain and would make an ideal first time/investment purchase. The accommodation is accessed from its own private front door and comprises in brief; entrance hall, sitting room, modern kitchen, bathroom, double bedroom and basement. The property was recently rented and is now being sold with vacant possession. The current expected rent is approximately £625.00 pcm.

Tenure: Freehold / Energy Rating: C / Council Tax Band: A

Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at junction 23 and 24 and a mainline intercity railway station. It also offers fantastic employment opportunities with the ongoing Hinkley Point as well as many other larger employers in the area.

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AUCTION GUIDE PRICE - £85,000 +

IDEAL INVESTMENT/FIRST TIME PURCHASE

GAS FIRED CENTRAL HEATING

MODERN KITCHEN AND SANITARY FITMENTS

DOUBLE BEDROOM

TOWN CENTRE LOCATION

BASEMENT

Entrance Hall	L-shaped. Door to sitting room, bathroom, bedroom and stairs to basement.
Sitting Room	13' 7" x 10' 8" (4.14m x 3.25m) Dual aspects windows to front and side. Opens up to;
Kitchen	10' 1" x 5' 11" (3.07m x 1.80m) Fitted with a modern range of matching eye level units. Side aspect window. Wall mounted Vaillant boiler.
Bathroom	6' 1" x 5' 9" (1.85m x 1.75m) Fitted with a white three piece suite comprising of a low level wc, pedestal wash hand basin and panel bath with electric shower over.
Bedroom	16' 9" x 8' 8" (5.10m x 2.64m) (irregular shape) Dual aspect windows to the front and side.
Basement	17' 0" x 8' 7" (5.18m x 2.61m) Ground level windows to front. Mains lighting and power.

GROUND FLOOR
495 sq ft. (45.8 sq m.) approx.



TOTAL FLOOR AREA: 604 sq ft. (56.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should 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 £20 + VAT (£24) 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.



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.



17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488

bw@gibbinsrichards.co.uk www.gibbinsrichards.co.uk