



GIBBINS RICHARDS 

Apartment 7 Morgan House, 1 Library Close, Bridgwater TA6 3FS

£187,500

GIBBINS RICHARDS 
Making home moves happen

This charming Grade II Listed first floor apartment is located in the sought after Morgan House, Library Close. Boasting allocated parking and efficient gas central heating, this residence is ideal for modern living.

The property features two double bedrooms. The open-plan living/kitchen/dining area offers a versatile and inviting space perfect for entertaining and daily life. The accommodation comprises in brief; entrance hallway, two double bedrooms, a bathroom, and an open plan lounge/kitchen/dining area. Externally, the property benefits from an allocated parking space. This apartment combines historic charm with contemporary convenience, making it a perfect home.

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

Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

GRADE II LISTED
ALLOCATED PARKING SPACE
GAS CENTRAL HEATING
WALKING DISTANCE TO TOWN CENTRE
OPEN PLAN LIVING ACCOMMODATION
TWO DOUBLE BEDROOMS
FIRST FLOOR APARTMENT

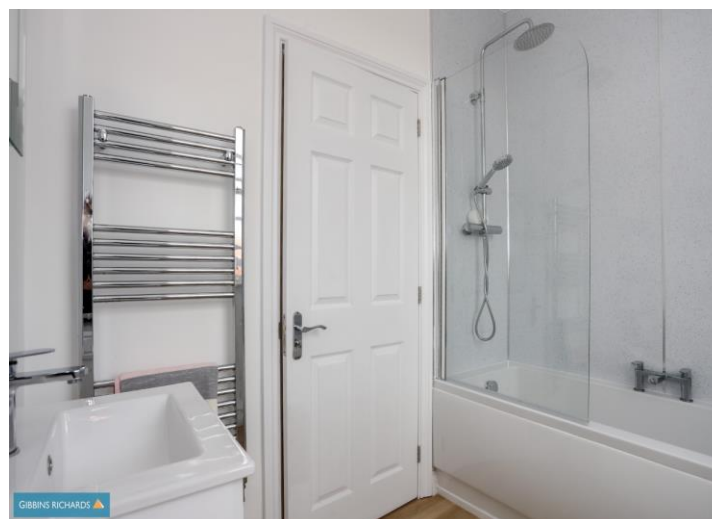




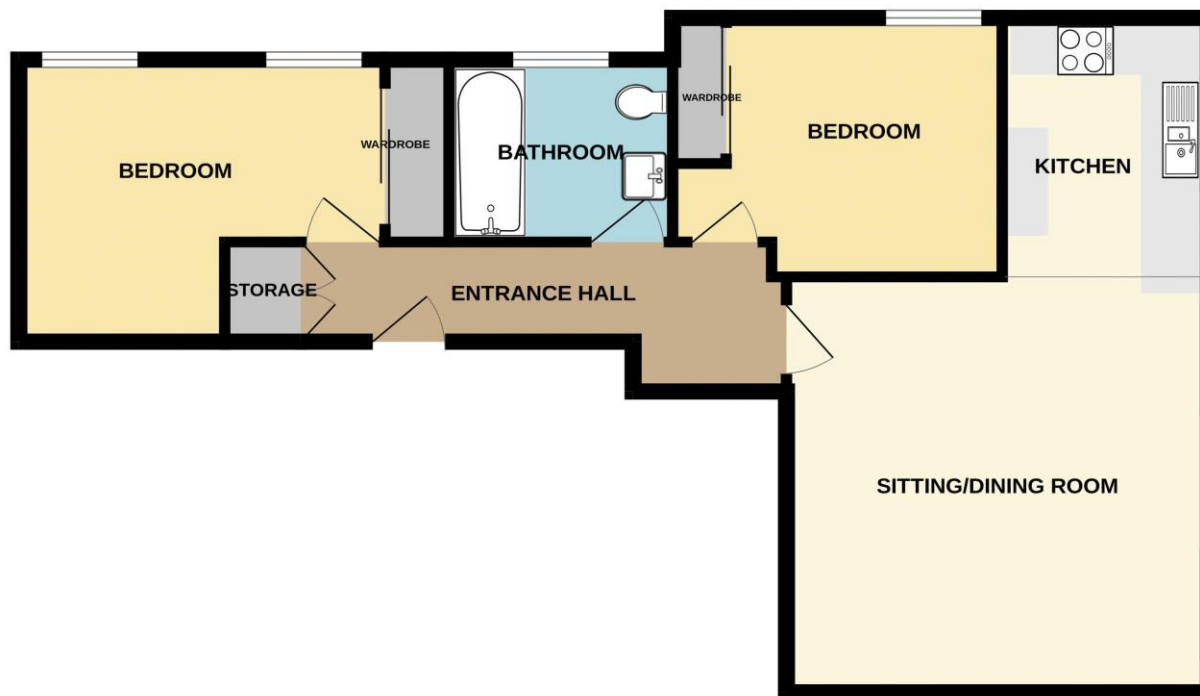
Entrance Hallway	Leading to; Two bedrooms, bathroom and open plan living accommodation.
Bedroom 1	11' 10" x 9' 2" (3.6m x 2.8m) Front aspect window and built in wardrobe.
Bedroom 2	12' 10" x 10' 2" (3.9m x 3.1m)(MAX) Front aspect windows and built in wardrobes.
Bathroom	7' 7" x 6' 3" (2.3m x 1.9m) Front aspect privacy glass window. Toilet, basin, Bath with overhead shower and heated towel rail.
Sitting/Dining Room	14' 5" x 14' 1" (4.4m x 4.3m) Side aspect window.
Kitchen	11' 2" x 6' 11" (3.4m x 2.1m) Side aspect window. Electric Hob & Cooker. Integrated Fridge/Freezer.
Outside	Communal entrance. Off road parking for one vehicle.

AGENTS NOTE

This property is 'Leasehold' with a 999 year Lease commencing on 1st January 2022. There is an annual Service/Maintenance Charge which is currently levied at approximately £830.20. Full details of the Lease can be sought via your legal representative.



FIRST FLOOR FLAT
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

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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The Agent has 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. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in 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.



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 £30 + VAT (£36) 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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