



GIBBINS RICHARDS 

Apartment 4 - Mary Stanley House 10 Castle Street, Bridgwater TA6 3DB

£196,000

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Making home moves happen



An immaculately presented two bedroom town centre apartment located on the top floor of this Grade I Listed Building. The accommodation comprises in brief; sitting/dining room with stairs rising to the first floor to include kitchen, bathroom and two double bedrooms. The property is warmed by electric heating with allocated off road parking for one vehicle. Energy Rating: TBC

Tenure: Leasehold / Energy Rating: N/A / Council Tax Band: B

Situated within the heart of Bridgwater's town centre with its 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 1 LISTED BUILDING  
TWO DOUBLE BEDROOMS  
SECURE GATED ACCESS  
ALLOCATED OFF ROAD PARKING  
WALKING DISTANCE TO TOWN CENTRE  
IMMACULATELY PRESENTED THROUGHOUT





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Communal Entrance

Sitting/Dining Room

Third Floor Landing

Kitchen

Bathroom

Bedroom 1

Bedroom 2

#### AGENTS NOTE

This property is 'leasehold' with a 999 year Lease commencing on 1st June 2006. We understand that the Ground Rent payable is £90.00 per month payable to Mary Stanley House Management Company Limited. Full details of the Lease can be sought via your legal representative. We also understand that the flat owner owns 1/5 of the freehold.

Stairs rising to the second floor.

Door into;

20' 7" x 14' 9" (6.27m x 4.49m) with feature fireplace, three front aspect sash windows, door to storage cupboard, stairs rising to;

Doors to kitchen, bathroom and two double bedrooms. 9' 2" x 8' 8" (2.79m x 2.64m) comprising of built-in electric oven and hob with extractor hood over, fridge/freezer, dishwasher and washing machine.

7' 0" x 6' 8" (2.13m x 2.03m) comprising of low level WC, wash hand basin, bath with over head shower. Sky light.

13' 3" x 11' 6" (4.04m x 3.50m) with two Sky light windows, built-in wardrobes.

10' 7" x 10' 4" (3.22m x 3.15m) with Sky light window, built-in wardrobes.



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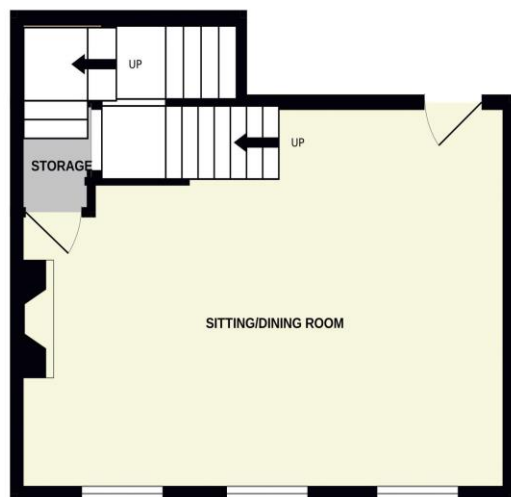
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GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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.



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