



57, Riverside Close, Bridgwater, TA6 3PP
£140,000

GIBBINS RICHARDS 
Making home moves happen

Top Floor Apartment | Two Bedrooms | Parking | No Onward Chain. Top floor two bedroom apartment with allocated parking, set within a popular riverside development and offered with no onward chain. The property features open-plan living accommodation and is conveniently located for Bridgwater town centre. Energy Rating: C

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

Riverside Close is a well-established riverside development, conveniently located for Bridgwater town centre, local amenities and transport links, including access to the M5.

NO ONWARD CHAIN

CLOSE TO TOWN CENTRE

ALLOCATED PARKING

Hallway	Entrance hallway with useful storage cupboard.
Open-Plan Lounge / Dining Area	15' 5" x 7' 6" (4.7m x 2.29m) Lounge 8'10" x 8' 3" (2.7m x 2.53m) Dining Area part of a well-planned top floor apartment.
Kitchen	8' 7" x 8' 3" (2.61m x 2.51m) Kitchen area leading to the sitting area
Bedroom 1	10' 6" x 9' 3" (3.2m x 2.81m) Large, double sized room.
Bedroom 2	8' 2" x 6' 11" (2.5m x 2.1m) Ideal for guests, home office or storage.
Bathroom	8' 1" x 5' 3" (2.47m x 1.6m) Bathroom compromises of; bath with over head shower, WC and wash hand basin.
AGENTS NOTE	This property is 'leasehold' with a 125 year Lease commencing on 1st January 2006. There is an annual Ground Rent to pay of approximately £300.00 together with an annual Service/Maintenance Charge which is currently levied at £1,440.00. Full details of the Lease and charges can be sought via your legal representative.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.
While 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 misstatement. 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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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.