

# MORGAN'S QUARTER





# CONTENTS

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Introduction	3
Location	4
Morgan House (Apt 1-10, 1 Library Close)	8
Library Way (2-11 Library Close)	20
School House (12-20 Library Close)	32
Library House (21-23 Library Close)	42

# INTRODUCTION

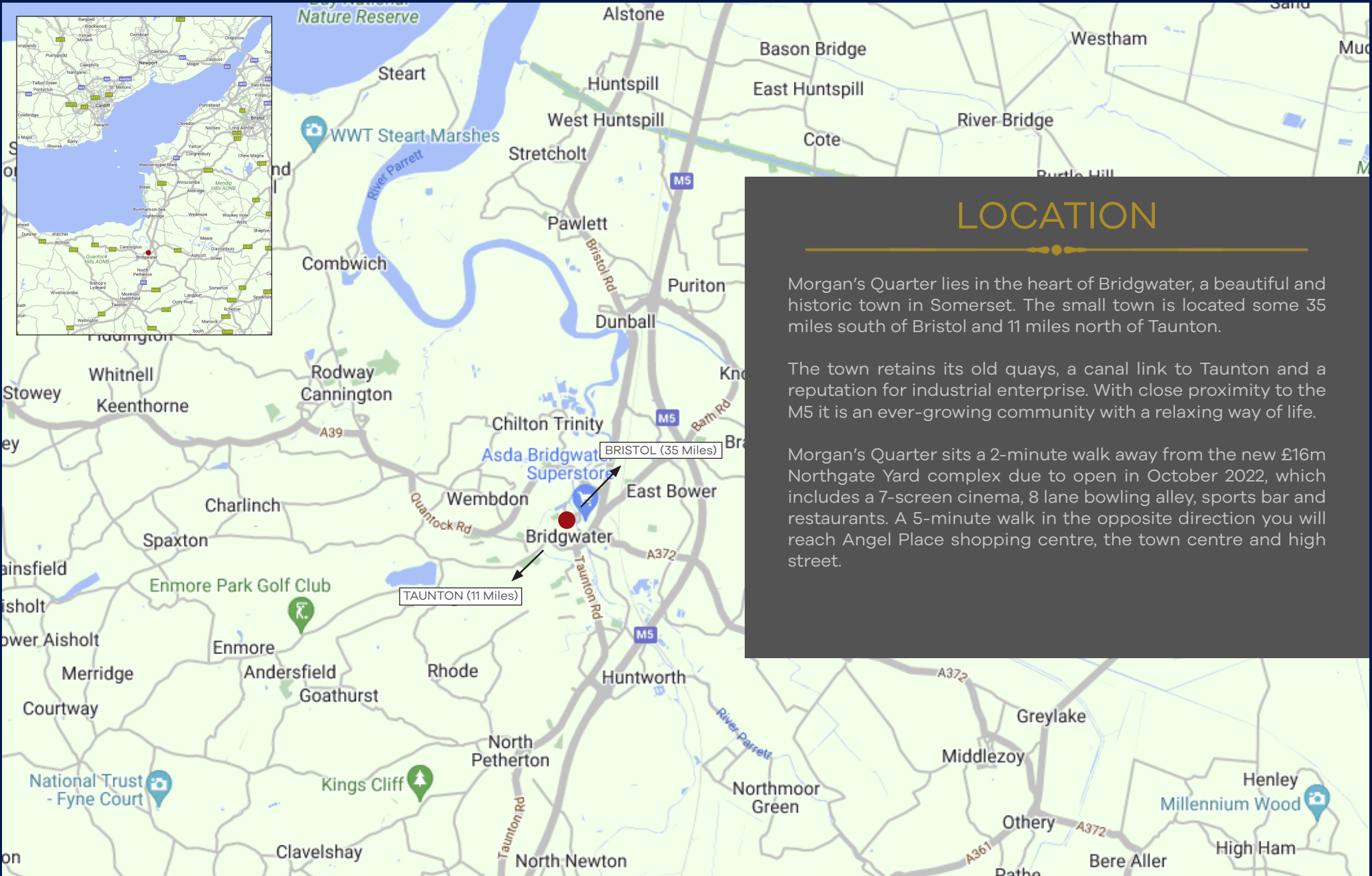
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A unique collection of homes in sympathetically restored historic buildings, residing alongside new Houses and Apartments, meticulously designed and created for 21st-century living.

The captivating history of the Grade II Listed Old School House serves as the central focal point for a community of new homes.

The new community of beautifully crafted homes revolves around preserving heritage and creates an eclectic mix of new and old architecture in the heart of the historic market town of Bridgwater.





## LOCATION

Morgan's Quarter lies in the heart of Bridgwater, a beautiful and historic town in Somerset. The small town is located some 35 miles south of Bristol and 11 miles north of Taunton.

The town retains its old quays, a canal link to Taunton and a reputation for industrial enterprise. With close proximity to the M5 it is an ever-growing community with a relaxing way of life.

Morgan's Quarter sits a 2-minute walk away from the new £16m Northgate Yard complex due to open in October 2022, which includes a 7-screen cinema, 8 lane bowling alley, sports bar and restaurants. A 5-minute walk in the opposite direction you will reach Angel Place shopping centre, the town centre and high street.

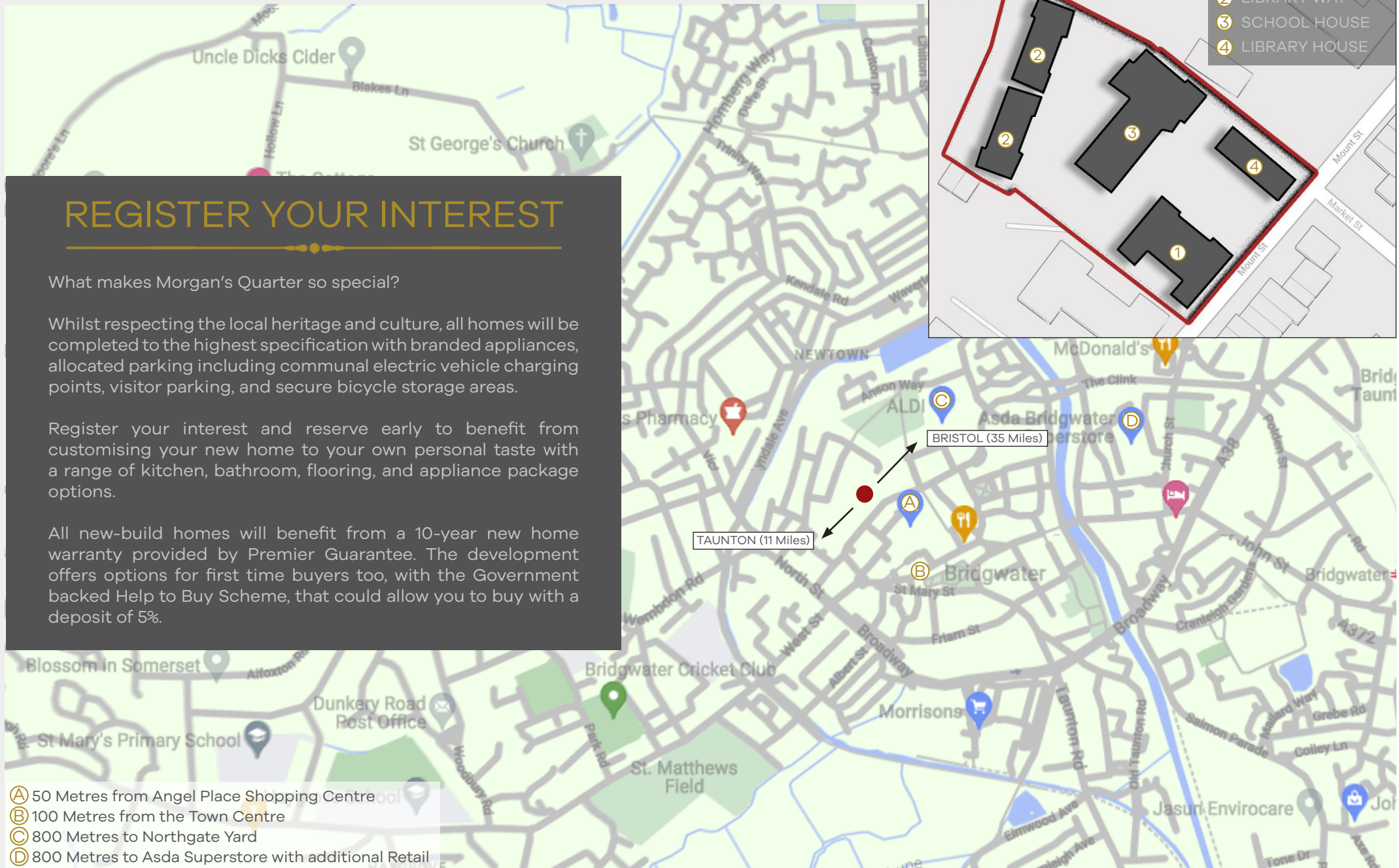
# REGISTER YOUR INTEREST

What makes Morgan's Quarter so special?

Whilst respecting the local heritage and culture, all homes will be completed to the highest specification with branded appliances, allocated parking including communal electric vehicle charging points, visitor parking, and secure bicycle storage areas.

Register your interest and reserve early to benefit from customising your new home to your own personal taste with a range of kitchen, bathroom, flooring, and appliance package options.

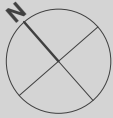
All new-build homes will benefit from a 10-year new home warranty provided by Premier Guarantee. The development offers options for first time buyers too, with the Government backed Help to Buy Scheme, that could allow you to buy with a deposit of 5%.



- Ⓐ 50 Metres from Angel Place Shopping Centre
- Ⓑ 100 Metres from the Town Centre
- Ⓒ 800 Metres to Northgate Yard
- Ⓓ 800 Metres to Asda Superstore with additional Retail







Mount Street

El Sub Sta

El Sub Sta



 ELECTRIC VEHICLE CHARGING

# MORGAN HOUSE

## 1-10 MORGAN HOUSE

A magnificent redevelopment of the former town registry office into 10 spacious and bright two- & three-bedroom Apartments. Many historical features of this attractive and elegant Georgian-style building will be retained, providing a beautiful setting for all its residents.



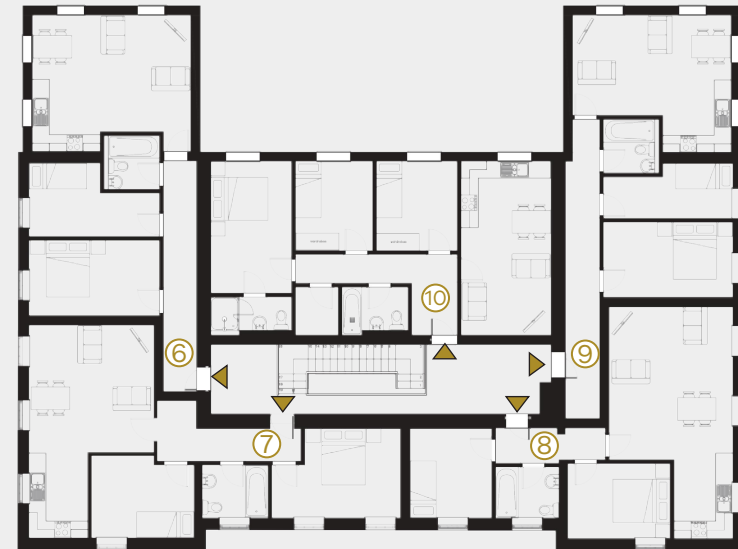


## 1-10 MORGAN HOUSE

Morgan House offers an elegant way of living utilising the former town registry office, offering a range of high-ceilinged Apartments. With the addition of the extension to the rear it allows for large living spaces and plenty of natural sunlight.



Ground-Floor



First-Floor

A magnificent redevelopment of the former town registry office into 10 spacious and bright two- & three-bedroom Apartments. Many features of this attractive and elegant Georgian-style building will be retained, providing a beautiful setting for all its residents.

**Prices starting from £165,000**

## Apt 1, 1 Library Close

A two-bedroom Apartment situated on the Ground-Floor with an open-plan layout making the most out of the new extension. The original large box sash windows and high ceilings create an open and spacious living space which is extended into the garden using the folding rear doors.



Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	5.9	5.0	22.2
Bedroom 1	3.1	4.9	15.2
Bedroom 2	4.1	2.9	10.7
Bathroom	1.7	2.3	3.9
Hallway / Other	1.8	2.2	7.3
<b>Net Internal Area (NIA)</b>	-	-	<b>59.3</b>
Garden	14.0	3.8	57.5
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>70.0</b>



## Apt 2, 1 Library Close

A two-bedroom Ground-Floor Apartment with a high-ceilinged open-plan layout offering plenty of sunlight through the original large box sash windows.



Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	5.6	4.9	27.2
Bedroom 1	4.0	2.7	10.1
Bedroom 2	4.0	2.0	8.0
Bathroom	2.0	1.8	3.7
Hallway / Other	1.7	3.1	5.4
<b>Net Internal Area (NIA)</b>	-	-	<b>54.3</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## Apt 3, 1 Library Close

A two-bedroom Apartment situated on the Ground-Floor with a spacious open-plan layout bringing in plenty of sunlight through the original large box sash windows.



Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	5.6	4.8	26.9
Bedroom 1	4.0	2.5	9.9
Bedroom 2	4.0	2.9	11.3
Bathroom	2.3	1.7	3.9
Hallway / Other	1.8	3.6	6.4
<b>Net Internal Area (NIA)</b>	-	-	<b>58.3</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## Apt 4, 1 Library Close

A two-bedroom Apartment situated on the Ground-Floor with a bright open-plan layout making the most out of the new extension. The original large box sash windows and high ceilings create an open and spacious living space which is extended into the garden using the folding rear doors.



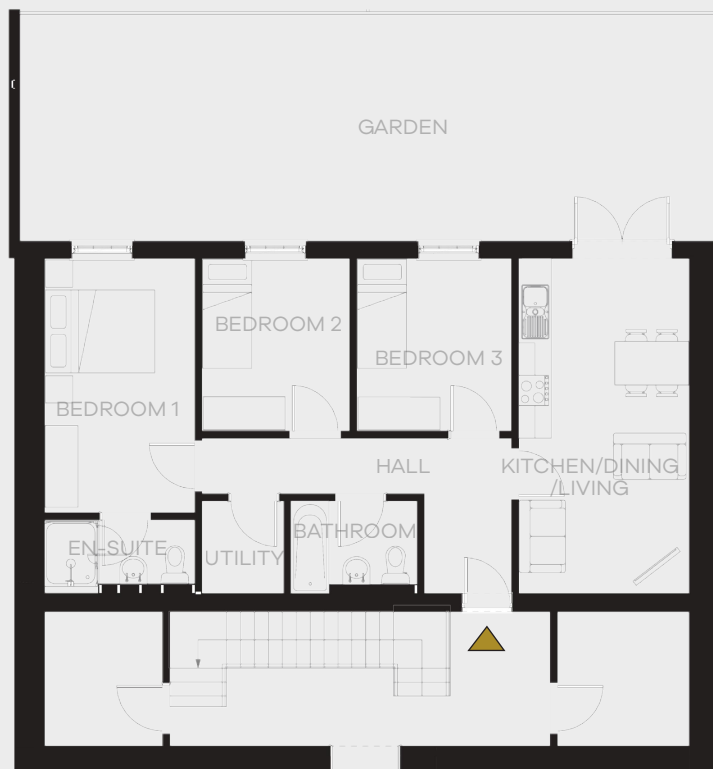
Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	5.9	4.8	24.1
Bedroom 1	4.9	3.2	15.7
Bedroom 2	4.0	2.5	9.9
Bathroom	1.8	2.5	4.6
Hallway / Other	2.0	1.7	3.4
<b>Net Internal Area (NIA)</b>	-	-	<b>57.7</b>
Garden	12.5	3.8	47.5
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>60.0</b>



## Apt 5, 1 Library Close

A wonderful three-bedroom Apartment situated on the Ground-Floor with entrance through the communal hall. This Apartment boasts large box sash windows and a private garden to the rear.



Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	6.2	3.2	19.4
Bedroom 1	4.7	2.8	13.1
En-suite	2.8	1.4	3.8
Bedroom 2	2.7	3.2	8.6
Bedroom 3	2.9	3.2	9.1
Bathroom	2.3	1.7	3.9
Hallway / Other	2.8	5.7	11.2
<b>Net Internal Area (NIA)</b>	-	-	<b>69.2</b>
Garden	4.2	12.8	53.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>65.5</b>



## Apt 6, 1 Library Close

A two-bedroom Apartment situated on the First-Floor with an open-plan layout making the most out of the new extension. The original large box sash windows and high ceiling creates an open and spacious living space.



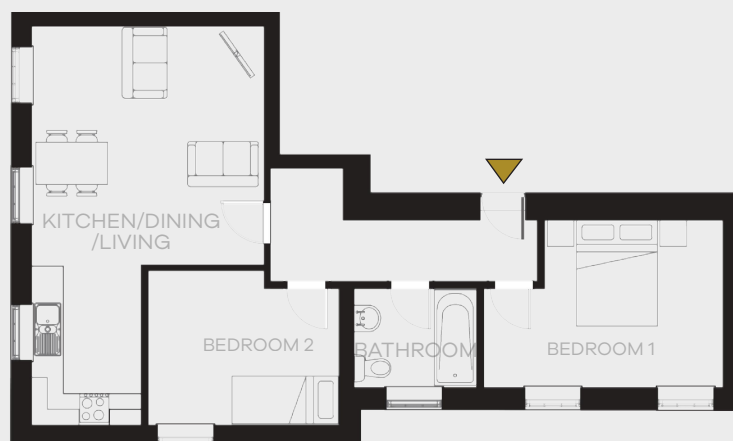
First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	8.2	4.3	29.2
Bedroom 1	3.2	2.9	9.1
Bedroom 2	3.6	2.6	9.4
Bathroom	1.9	1.9	3.6
Hallway / Other	1.3	3.9	4.5
<b>Net Internal Area (NIA)</b>	-	-	<b>55.8</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## Apt 7, 1 Library Close

A two-bedroom Apartment situated on the First-Floor with a spacious open-plan layout bringing in plenty of sunlight through the original large box sash windows.



First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	5.6	4.9	22.9
Bedroom 1	4.5	2.7	12.1
Bedroom 2	4.6	1.9	8.0
Bathroom	2.0	2.0	3.8
Hallway / Other	10.5	1.2	12.8
<b>Net Internal Area (NIA)</b>	-	-	<b>59.6</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>





## Apt 8, 1 Library Close

A two-bedroom Apartment situated on the First-Floor with a spacious open-plan layout allowing plenty of natural light to enter through the original large box sash windows.



First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	5.6	4.8	25.3
Bedroom 1	4.6	2.6	9.6
Bedroom 2	4.6	2.7	12.2
Bathroom	1.9	1.9	3.7
Hallway / Other	1.7	8.5	14.5
<b>Net Internal Area (NIA)</b>	-	-	<b>65.3</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## Apt 9, 1 Library Close

A two-bedroom Apartment situated on the First-Floor with an open-plan layout making the most out of the new extension. The original large box sash windows and high ceilings create an open and spacious living space.



First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	7.5	4.4	26.0
Bedroom 1	4.5	3.2	12.8
Bedroom 2	3.6	2.9	9.9
Bathroom	2.3	1.9	4.3
Hallway / Other	5.3	2.1	7.6
<b>Net Internal Area (NIA)</b>	-	-	<b>60.6</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## Apt 10, 1 Library Close

A wonderful three-bedroom Apartment situated on the First-Floor with entrance through the communal hall. The Apartment overlooks the rear of the property utilising the new extension.



First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	6.2	3.2	19.4
Bedroom 1	4.7	2.9	13.4
En-suite	2.8	1.4	3.8
Bedroom 2	3.2	2.7	8.6
Bedroom 3	3.2	2.8	9.0
Bathroom	2.3	1.7	3.9
Hallway / Other	3.0	5.7	11.4
<b>Net Internal Area (NIA)</b>	-	-	<b>69.5</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



# LIBRARY WAY

## 2-11 LIBRARY CLOSE

An attractive collection of 10 contemporary and thoughtfully-designed two- & three-bedroom Houses and Apartments. Many of which benefit from generous outdoor living space and all are finished to a high-end quality-assured specification.



## 2-11 LIBRARY CLOSE

The new street scene created to the rear of the development offers an alternative way of living with beautifully-designed Houses. Within this newly formed promenade there are 6 Houses and 4 Apartments with allocated parking.



First-Floor



Ground-Floor

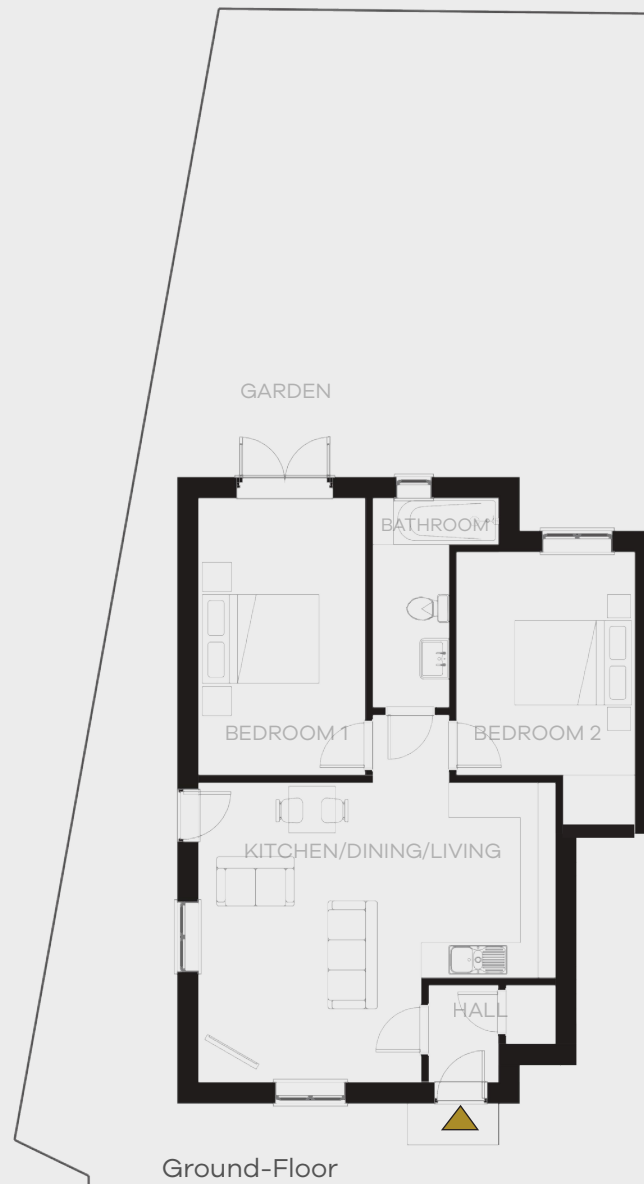
Maintaining the charm of the site we have used modern A rated Georgian sash windows throughout the New-build. Each House and Ground-Floor Apartment encompass their own private garden.

**Prices starting from £180,000**



## 2 LIBRARY CLOSE

A beautiful two-bedroom, Ground-Floor Apartment with a private garden to the rear. The new home reflects the local buildings through materials and features whilst providing a beautiful streetscape.



	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	6.1	5.2	27.5
Bedroom 1	2.9	4.8	13.5
Bedroom 2	3.0	3.8	11.4
Bathroom	2.2	3.6	5.3
Hallway / Other	4.5	5.8	5.5
<b>Net Internal Area (NIA)</b>	-	-	<b>63.2</b>
Garden	20.4	9.0	103.9
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>116.4</b>



### 3 LIBRARY CLOSE

A gorgeous two-bedroom, First-Floor Apartment. The new home is designed to fit seamlessly into the site and local area while being uncompromising to modern comforts and features.



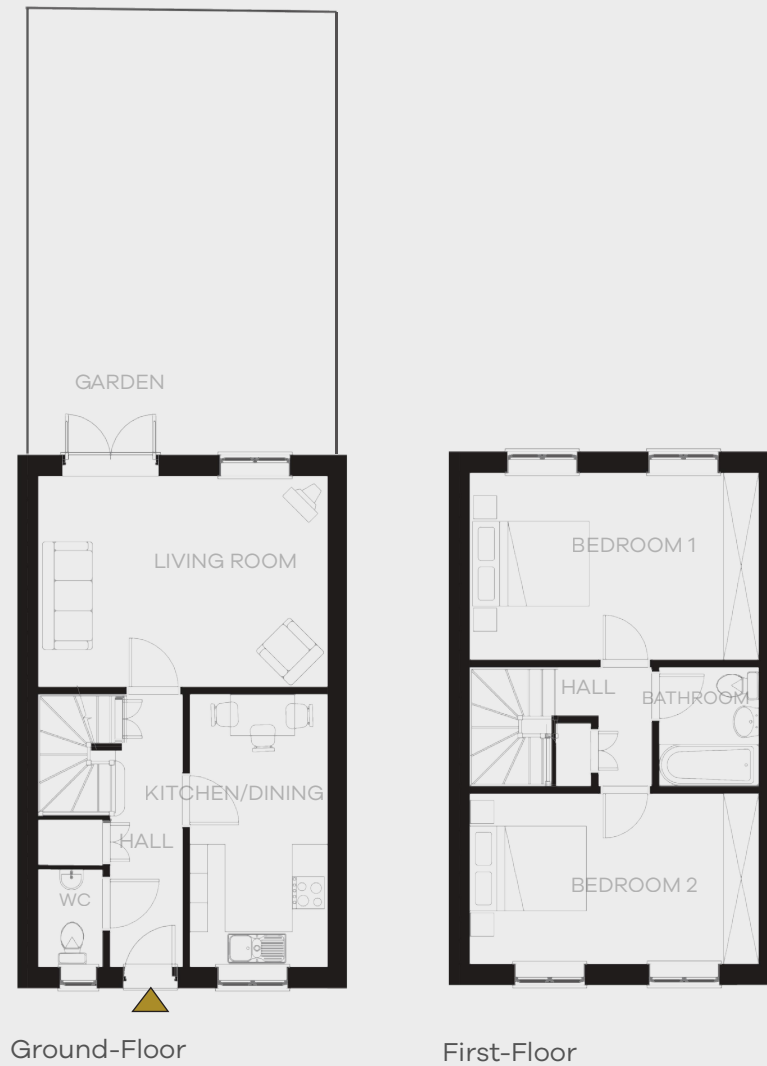
First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	6.1	5.2	27.6
Bedroom 1	2.9	4.8	13.5
Bedroom 2	3.0	3.8	11.4
Bathroom	2.2	3.6	5.3
Hallway / Other	5.3	2.5	10.0
<b>Net Internal Area (NIA)</b>	-	-	<b>67.8</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## 4 LIBRARY CLOSE

A two-bedroom terraced House with a private garden to the rear. The new home reflects the local buildings through materials and features whilst providing a beautiful streetscape.



	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining	2.3	4.7	10.7
Living Room	4.9	3.6	17.7
Bedroom 1	4.9	3.2	15.7
Bedroom 2	4.9	2.9	14.3
Bathroom	1.7	2.0	3.4
Hallway / Other	2.5	4.7	14.7
<b>Net Internal Area (NIA)</b>	-	-	<b>76.5</b>
Garden	9.2	5.6	60.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>72.5</b>





## 5 LIBRARY CLOSE

A two-bedroom terraced House with a private garden to the rear. The new home reflects the local buildings through materials and features whilst providing a beautiful streetscape.



	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining	2.3	4.7	10.7
Living Room	4.9	3.6	17.7
Bedroom 1	4.9	3.2	15.7
Bedroom 2	4.9	2.9	14.3
Bathroom	1.7	2.0	3.4
Hallway / Other	2.5	4.7	14.7
<b>Net Internal Area (NIA)</b>	-	-	<b>76.5</b>
Garden	7.8	5.6	52.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>64.5</b>



## 6 LIBRARY CLOSE

A beautiful three-bedroom end-of-terrace House with its own private garden to the rear. The new homes reflect the local buildings through materials and features whilst providing a beautiful streetscape.



	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining	2.4	4.7	11.3
Living Room	5.2	4.3	20.3
Bedroom 1	5.1	3.4	14.2
Bedroom 2	2.7	3.4	9.2
Bedroom 3	2.3	3.4	7.8
Bathroom	1.7	2.0	3.4
En-suite	1.9	1.4	2.6
Hallway / Other	5.5	2.6	17.1
<b>Net Internal Area (NIA)</b>	-	-	<b>85.8</b>
Garden	8.0	5.7	51.2
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>63.7</b>



## 7 LIBRARY CLOSE

A beautiful three-bedroom end-of-terrace House with its own private garden to the rear. The new homes reflect the local buildings through materials and features whilst providing a beautiful streetscape.

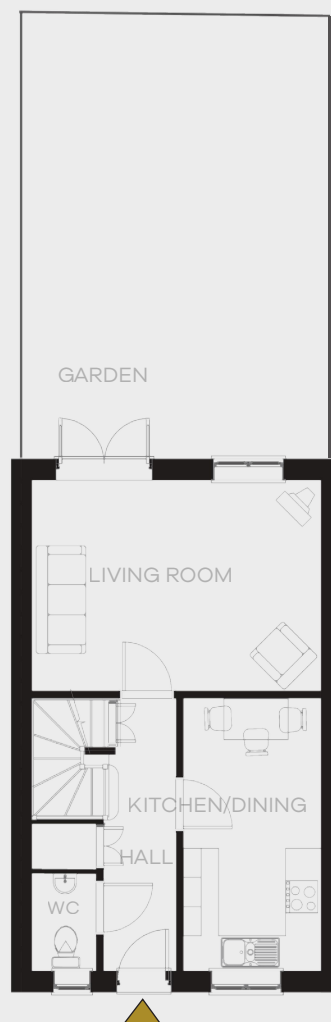


	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining	2.4	4.7	11.3
Living Room	5.2	4.3	20.3
Bedroom 1	5.1	3.4	14.2
Bedroom 2	2.7	3.4	9.2
Bedroom 3	2.3	3.4	7.8
Bathroom	1.7	2.0	3.4
En-suite	1.9	1.4	2.6
Hallway / Other	5.5	2.6	17.1
<b>Net Internal Area (NIA)</b>	-	-	<b>85.8</b>
Garden	7.9	5.8	46.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>58.5</b>



## 8 LIBRARY CLOSE

A two-bedroom terraced House with a private garden to the rear. The new home reflects the local buildings through materials and features whilst providing a beautiful streetscape.



Ground-Floor



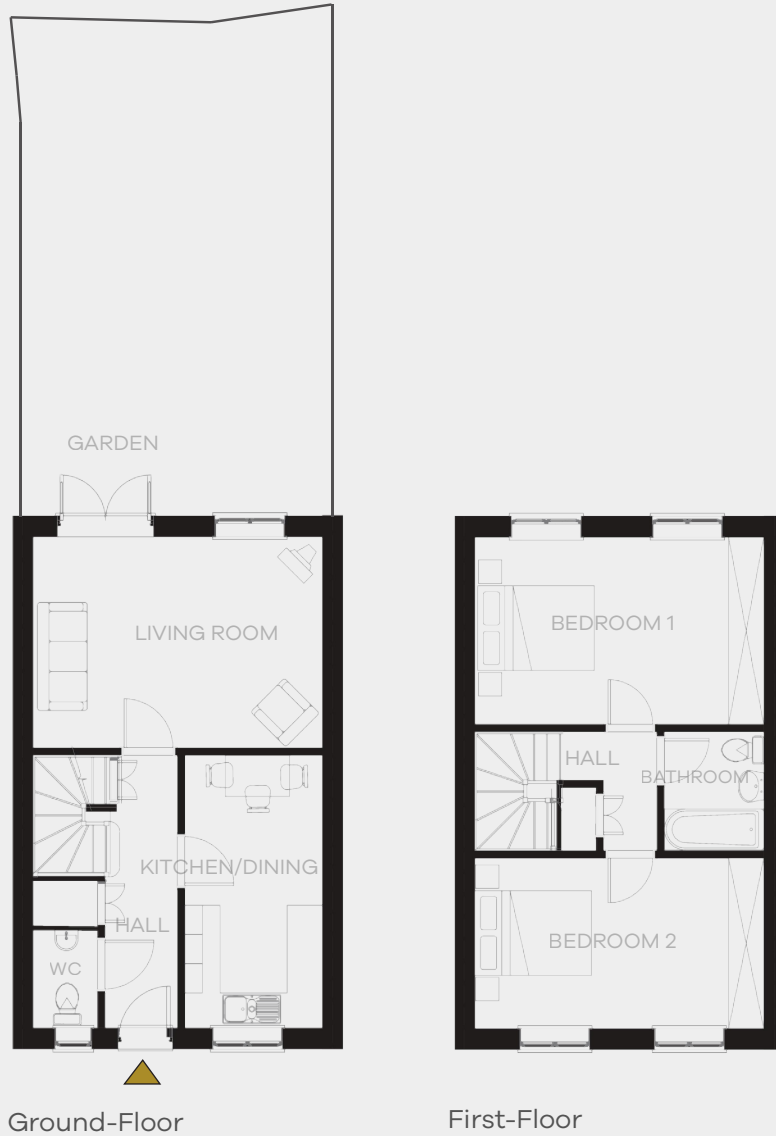
First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining	2.3	4.7	10.7
Living Room	4.9	3.6	17.7
Bedroom 1	4.9	3.2	15.7
Bedroom 2	4.9	2.9	14.3
Bathroom	1.7	2.0	3.4
Hallway / Other	2.5	4.7	14.7
<b>Net Internal Area (NIA)</b>	-	-	<b>76.5</b>
Garden	7.9	5.1	50.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>62.5</b>



## 9 LIBRARY CLOSE

A two-bedroom terraced House with a private garden to the rear. The new home is designed to fit seamlessly into the site and local area while being uncompromising to modern comforts and features.



	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining	2.3	4.7	10.7
Living Room	4.9	3.6	17.7
Bedroom 1	4.9	3.2	14.2
Bedroom 2	4.9	2.9	14.3
Bathroom	1.7	2.0	3.4
Hallway / Other	2.5	4.7	14.7
<b>Net Internal Area (NIA)</b>	-	-	<b>76.5</b>
Garden	9.1	5.9	58.5
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>71.0</b>



## 10 LIBRARY CLOSE

A gorgeous two-bedroom, First-Floor Apartment. The new home is designed to fit seamlessly into the site and local area while being uncompromising to modern comforts and features.



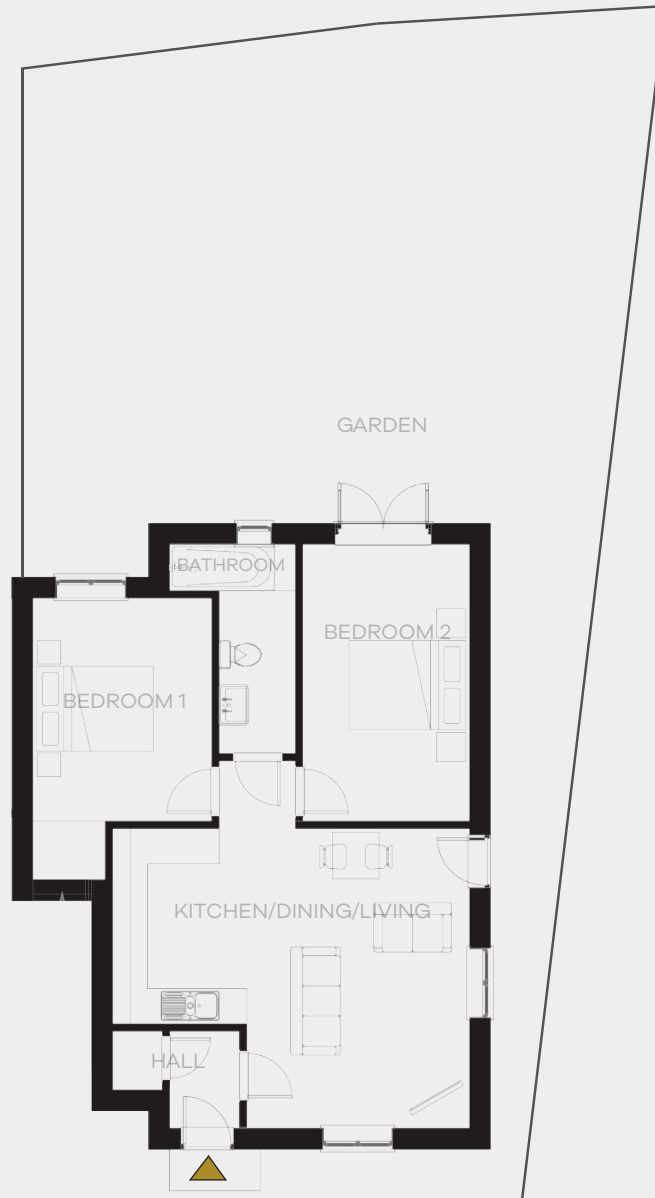
First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	6.1	5.2	27.6
Bedroom 1	2.9	4.8	13.5
Bedroom 2	3.0	3.8	11.4
Bathroom	2.2	3.6	5.3
Hallway / Other	5.3	2.5	10.0
<b>Net Internal Area (NIA)</b>	-	-	<b>67.8</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## 11 LIBRARY CLOSE

A beautiful two-bedroom, Ground-Floor Apartment with a private garden to the rear. The new home reflects the local buildings through materials and features whilst providing a beautiful streetscape.



Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	6.1	5.2	27.5
Bedroom 1	2.9	4.8	13.5
Bedroom 2	3.0	3.8	11.4
Bathroom	2.2	3.6	5.3
Hallway / Other	4.5	5.8	5.5
<b>Net Internal Area (NIA)</b>	-	-	<b>63.2</b>
Garden	28.0	10.0	146.8
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>159.3</b>



# SCHOOL HOUSE

## 12-20 LIBRARY CLOSE

A modern and sympathetic redevelopment of this Grade II Listed former Library Headquarters into 9 luxurious and individually-designed Apartments. Stunning period features will be retained in this historic and listed building which in the past served as Dr. Morgan's Grammar School.





## 12-20 LIBRARY CLOSE

The reimagined School House utilises a superb building marking its place in Bridgwater local history. The building will contain 9 beautiful homes, retaining the façade and attractive brickwork whilst providing a modern, sustainable way of living within. As the centrepiece of the development, the historic building draws you into the site and captivates its onlookers. A mix of stunning Apartments are offered within this magnificent structure.



A modern and sympathetic redevelopment of this Grade II Listed former Library Headquarters into 9 luxurious and individually designed Apartments. Stunning period features will be retained in this historic Listed building which in the past served as Dr. Morgan's Grammar School.

**Prices starting from £165,000**

## 12 LIBRARY CLOSE

A gorgeous two-bedroom Apartment situated on the First-Floor retaining original wooden panelling, timber beams and high ceilings exemplifies the charm of the Grade II Listed building.



First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen	3.2	3.2	10.2
Dining / Living	4.8	4.5	17.8
Bedroom 1	3.4	3.5	10.0
Bedroom 2	3.1	3.5	10.5
Bathroom	1.5	2.3	3.5
<b>Net Internal Area (NIA)</b>	-	-	<b>52.0</b>
Garden	13.0	5.0	51.4
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>63.9</b>



## 13 LIBRARY CLOSE

A unique two-bedroom Ground-Floor Apartment designed to retain and showcase intricate features including the exposed timber beams. With high ceilings and a stunning feature roof lantern, this Apartment feels luxurious and spacious.



Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining	5.2	4.2	21.5
Living Room	7.0	6.3	43.0
Bathroom	4.5	1.8	7.0
Bedroom 1	4.5	3.3	14.9
Bedroom 2	6.5	3.4	19.4
En-Suite	3.4	1.5	5.1
Hallway / Other	6.3	1.4	13.7
<b>Net Internal Area (NIA)</b>	-	-	<b>124.6</b>
Garden	8.2	3.0	10.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>22.5</b>



## 14 LIBRARY CLOSE

A beautiful bright two-bedroom home retaining intricate features such as the large windows and brickwork throughout. This is a modern duplex offering a New-build feel whilst maintaining the charm and character of the Listed building.



Ground-Floor

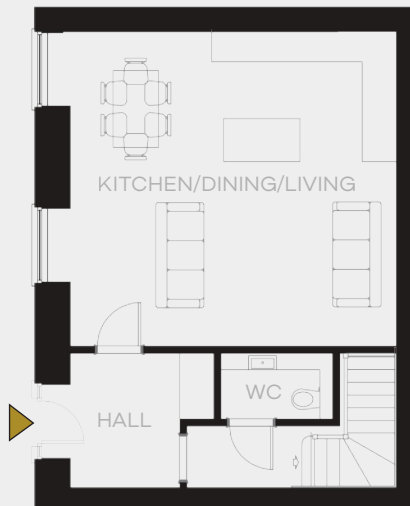
First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	6.2	5.6	32.8
Bedroom 1	4.1	4.3	17.9
Bedroom 2	5.0	3.5	15.7
Bathroom	1.9	2.0	3.8
Hallway / Other	6.2	2.3	18.0
<b>Net Internal Area (NIA)</b>	-	-	<b>88.2</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## 15 LIBRARY CLOSE

An open-plan two-bedroom home retaining intricate features such as the large windows and brickwork throughout. This modern duplex offers a new-build feel whilst maintaining the charm and character of the Listed building.



Ground-Floor

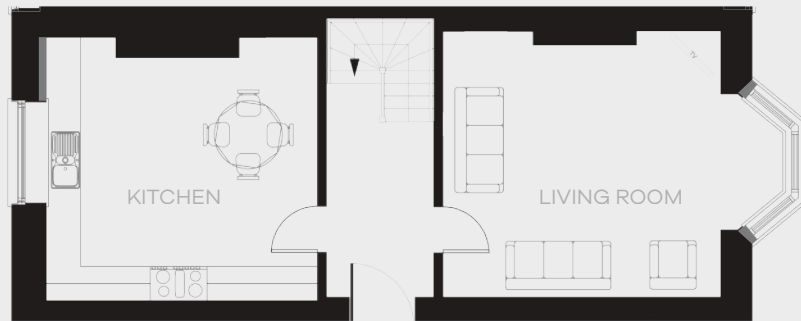


First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	6.2	5.5	32.3
Bedroom 1	4.1	3.7	14.1
Bedroom 2	4.3	5.0	19.5
Bathroom	1.9	2.6	4.9
Hallway / Other	5.3	2.5	17.6
<b>Net Internal Area (NIA)</b>	-	-	<b>88.4</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## 16 LIBRARY CLOSE



Ground-Floor



First-Floor



Second-Floor

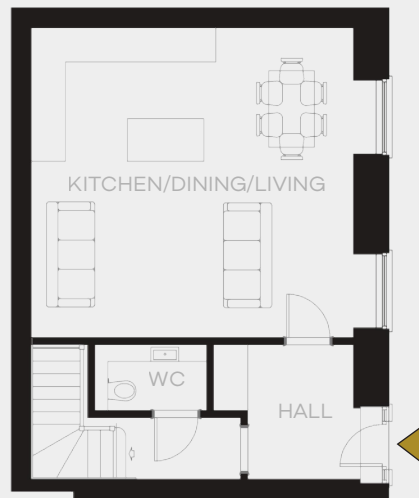
This stunning three-bedroom home is situated on the end of the School House featuring high ceilings throughout and offers triple aspect views through large bay windows, creating an open and bright living space. First-Floor bedrooms showcase vaulted ceilings and original refurbished fireplaces while the Second-Floor bedroom gives a more private space with a large fanlight window.

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining	4.8	4.7	21.4
Living Room	6.0	4.7	24.7
Bedroom 1	5.2	4.7	20.9
Bedroom 2	4.0	4.7	18.8
Bedroom 3	3.9	4.7	18.2
Bathroom	1.8	2.7	4.8
En-suite	1.7	2.7	4.5
Hallway / Other	1.9	4.9	15.6
<b>Net Internal Area (NIA)</b>	-	-	<b>128.9</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## 17 & 18 LIBRARY CLOSE

A two-bedroom duplex retaining the large original windows which draw in plenty of light into this modern home within the listed Library House. With local routes and allocated parking, residents will find themselves in a spacious, family thriving community, connected to the local town and infrastructure.



Ground-Floor

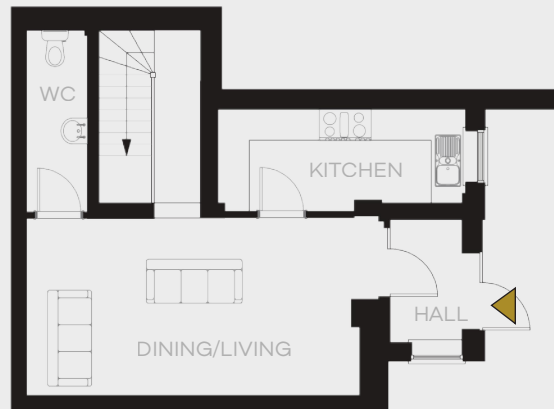


First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	6.2	5.6	32.8
Bedroom 1	4.1	4.3	17.9
Bedroom 2	5.0	3.5	15.7
Bathroom	1.9	2.0	3.8
Hallway / Other	6.2	2.3	18.0
<b>Net Internal Area (NIA)</b>	-	-	<b>88.2</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## 19 LIBRARY CLOSE



Ground-Floor



First-Floor

An expansive two-bedroom duplex featuring large bay windows and a stylish skylight in the open-plan kitchen/living area and maintaining historical charm via its original staircase and feature A-frame timber beams in the bedrooms.

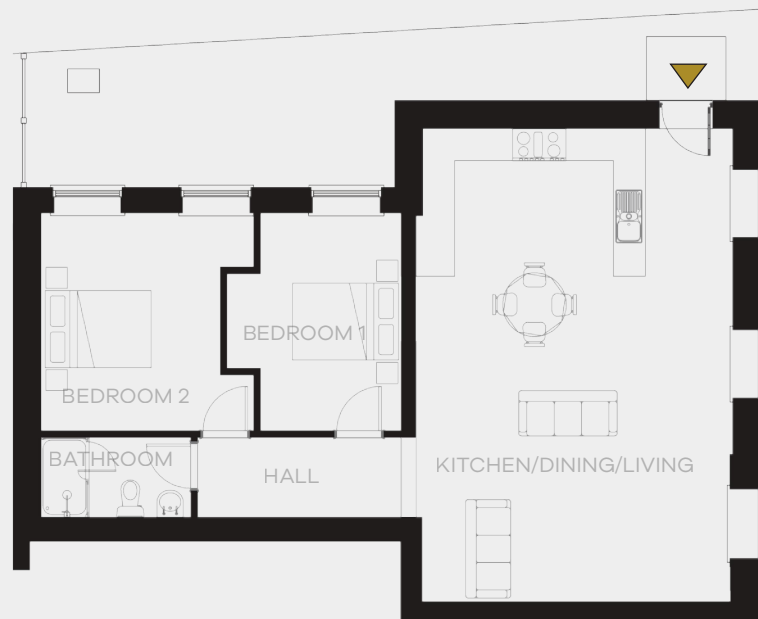
	Width (m)	Length (m)	Area (sqm)
Kitchen	4.8	1.8	8.6
Dining / Living	7.4	5.5	23.0
Bedroom 1	6.0	4.7	20.5
Bedroom 2	4.8	4.0	16.7
Porch	2.5	1.4	3.5
Bathroom	1.6	3.3	5.0
Hallway / Other	3.5	4.6	13.1
<b>Net Internal Area (NIA)</b>	-	-	<b>90.4</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>





## 20 LIBRARY CLOSE

An exceptional two-bedroom Apartment situated on the Ground-Floor with a large garden to the rear, retaining the beautiful timber beams in the large open-plan kitchen and living area which also showcases a restored original fireplace.



Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	8.9	6.0	52.2
Bedroom 1	3.9	4.1	14.9
Bedroom 2	3.2	4.1	12.0
Bathroom	2.8	1.5	4.0
Hallway / Other	4.0	21.5	5.8
<b>Net Internal Area (NIA)</b>	-	-	<b>88.9</b>
Garden	18.0	8.0	64.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>76.5</b>



# LIBRARY HOUSE

21, 22 (1&2) and 23 LIBRARY CLOSE

A selection of 4 charming, spacious and light-filled New-build Apartments, two of which benefit from private gardens. These thoughtfully-designed contemporary Apartments enjoy a prominent location each with separate access.

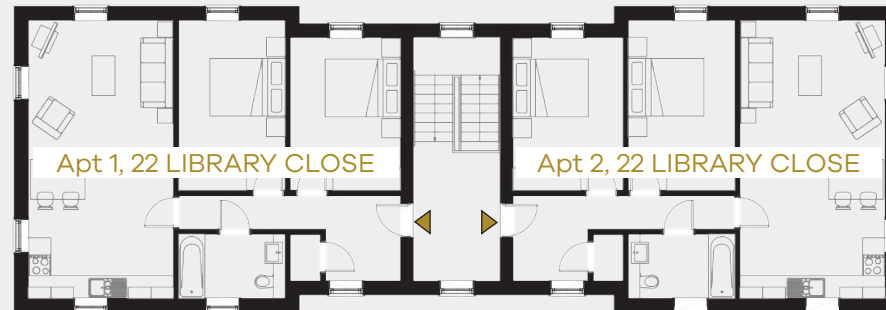


## 21, 22 (1 & 2) and 23 LIBRARY CLOSE

Situated opposite the former Town Registry, Library House offers four very large Apartments in a beautiful brick building reflecting the local materials and features. The Ground-Floor Apartments boast large gardens whilst the upper level retains a sense of volume. All Apartments have triple aspect views with plenty of light flooding in.



Ground-Floor



First-Floor

A selection of 4 charming, spacious and light-filled New-build Apartments, two of which benefit from private gardens. These thoughtfully designed contemporary Apartments enjoy a prominent location each with separate access.

**Prices starting from £175,000**

## 21 LIBRARY CLOSE

A two-bedroom Apartment situated on the Ground-Floor, with a large garden to the rear. This New-build property captures the charm of the historic buildings with a modern flare. This Apartment boasts large box sash windows throughout and is designed to feel light and spacious.



Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	3.8	7.4	28.3
Bedroom 1	2.9	4.6	13.5
Bedroom 2	3.0	4.0	11.7
Bathroom	1.7	2.8	4.8
Hallway / Other	2.8	3.3	9.3
<b>Net Internal Area (NIA)</b>	-	-	<b>67.5</b>
Garden	14.3	4.4	80.2
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>92.7</b>



## 23 LIBRARY CLOSE

A bright and open two-bedroom Apartment situated on the Ground-Floor, with a large garden to the rear. This New-build property captures the charm of the historic buildings with a modern flare. This Apartment boasts large box sash windows throughout.



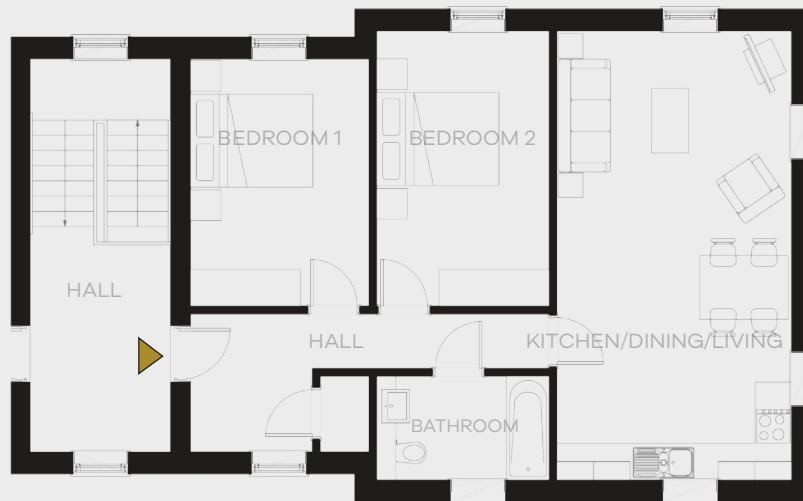
Ground-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	3.8	7.4	28.3
Bedroom 1	2.9	4.6	13.5
Bedroom 2	3.0	4.0	11.7
Bathroom	1.7	2.9	5.0
Hallway / Other	2.8	3.3	9.3
<b>Net Internal Area (NIA)</b>	-	-	<b>67.7</b>
Garden	12.9	4.1	63.6
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>76.1</b>



## Apt 1, 22 LIBRARY CLOSE

A beautiful two-bedroom Apartment situated on the First-Floor with access through a communal hallway. This New-build property captures the charm of the historic buildings with a modern flare. This Apartment boasts large box sash windows throughout and is designed to feel light and spacious.



First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	3.8	7.4	28.3
Bedroom 1	2.9	4.1	11.9
Bedroom 2	2.8	4.5	12.7
Bathroom	2.3	1.7	3.9
Hallway / Other	5.8	2.3	9.4
<b>Net Internal Area (NIA)</b>	-	-	<b>66.1</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>



## Apt 2, 22 LIBRARY CLOSE

A spacious two-bedroom Apartment situated on the First-Floor with access through a communal hallway. This New-build property captures the charm of the historic buildings using large box sash windows throughout.



First-Floor

	Width (m)	Length (m)	Area (sqm)
Kitchen / Dining / Living	3.8	7.4	28.3
Bedroom 1	2.9	4.1	11.9
Bedroom 2	2.8	4.5	12.7
Bathroom	2.3	1.7	3.9
Hallway / Other	5.8	2.3	9.4
<b>Net Internal Area (NIA)</b>	-	-	<b>66.1</b>
Garden	0.0	0.0	0.0
Parking	2.5	5.0	12.5
<b>External Area</b>			<b>12.5</b>











Become a part of the Morgan's Quarter community, living amongst beautifully and sympathetically restored historic buildings, residing alongside stunning Newly-built Houses and Apartments.

The intuitively designed site uses space to its residents' advantage with access and facilities for all. A charming and intricate development created for 21st Century living.



# ABOUT AXEUS HOMES

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Axeus Homes prides itself on building exceptional quality homes to the highest standards for local people by local people across Somerset & Bristol.

Our developments are more than just buildings - we aim to establish communities within Somerset & Bristol that help create memories for future generations.

The company was started in 2006 and since that date has grown from strength to strength by completing larger developments across the region with our base firmly in Bridgwater, Somerset. Our thoughtfully-designed schemes and bespoke approach provide homeowners with quality homes they can be proud to own.

[www.AxeusHomes.com/MorgansQuarter](http://www.AxeusHomes.com/MorgansQuarter)



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residential.bridgwater@gth.net

Axeus Homes has adopted the Consumer Code for Homebuilders which means all new build homebuyers will benefit from a 10-year new home warranty provided by Premier Guarantee, follow the QR code for more information.

premier  
guarantee



CONSUMER  
CODE FOR  
HOME BUILDERS



This brochure aims to give an accurate representation of Morgan's Quarter and its individual homes, however, exact floorplans, room size and site design are subject to change. Dimensions in italics represent the longest measurement of the room.

Subject to terms, conditions and financial qualification. Always seek professional financial advice.



[www.AxeusHomes.com/MorgansQuarter](http://www.AxeusHomes.com/MorgansQuarter)