



GIBBINS RICHARDS 
Making home moves happen

7 Drakes Close, Bridgwater TA6 3TD
£115,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A well presented two bedroom, first floor apartment on Drakes Close, just a stones throw from Bridgwater Docks. The accommodation includes an entrance hall, a spacious sitting room, two bedrooms, a well equipped kitchen and a shower room. The property also benefits from communal gardens along with residents and visitor parking.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: B

The property is located within easy access to the town centre and the many amenities Bridgwater offers. Bridgwater itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
OVER 55S ONLY
STAIRLIFT IN COMMUNAL HALLWAY
LEASEHOLD
TWO BEDROOMS
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
RESIDENTS & VISTOR PARKING
COMMUNAL GARDENS
MODERN ELECTRIC HEATING



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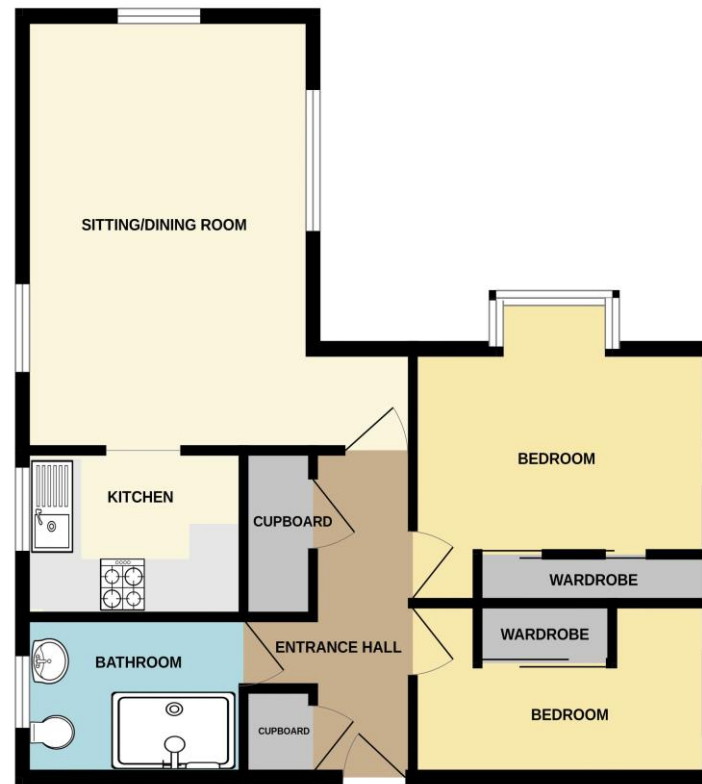
Entrance Hallway	Leading to sitting room, two bedrooms and shower room. Storage cupboards.
Bedroom 2	11' 6" x 6' 7" (3.5m x 2m) Side aspect window. Built-in wardrobes.
Bedroom 1	11' 10" x 8' 6" (3.61m x 2.59m) Side and rear aspect windows. Built-in storage.
Sitting Room	16' 3" x 11' 6" (4.96m x 3.50m) Triple aspect windows.
Kitchen	8' 10" x 5' 11" (2.7m x 1.8m) Side aspect window. Space for cooker. Space and plumbing for washing machine.
Shower Room	Side aspect obscure window. Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in shower. Heated towel rail.
Outside	Residents parking. Communal gardens.

AGENTS NOTE

This property is 'leasehold' with a 999 year Lease commencing on 25th December 1981. There is an annual Ground Rent of £5.00 and Service/Maintenance Charges of £2,588.08 payable to Broadleaf Management Services Limited. Full details of the Lease can be sought via your legal representative.



FIRST FLOOR



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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