



GIBBINS RICHARDS   
Making home moves happen

23 Crusader Close, Bridgwater TA6 3UY  
£129,950

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

Second storey two bedroom top floor apartment situated over on the NDR. The property itself is warmed by gas central heating, fully UPVC double glazed, two good size bedrooms, good size sitting/dining room. The accommodation comprises in brief; communal entrance, stairs leading to the second floor, entrance hall, two bedrooms, bathroom, kitchen and sitting/dining room, additional storage cupboards. Allocated parking.

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

The property is within easy walking distance to Bridgwater's town centre and ideal for those wishing to commute to Hinkley Point. 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.

NO ONWARD CHAIN  
TOP FLOOR FLAT  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
ALLOCATED PARKING  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
TWO BEDROOMS  
IDEAL FIRST TIME / INVESTMENT PURCHASE

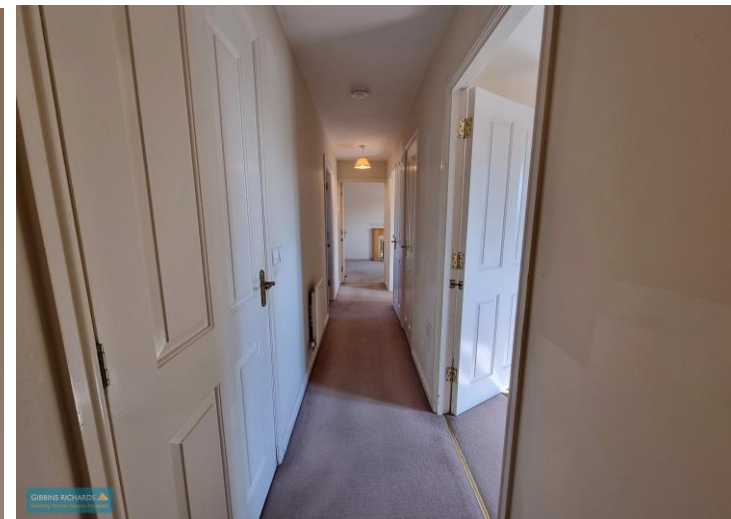




Communal Entrance	Stairs to;
Entrance Hall	
Kitchen	11' 6" x 5' 11" (3.5m x 1.8m) Rear aspect window. Integrated electric oven and gas hob. Space and plumbing for washing machine.
Sitting/Dining Room	17' 9" x 11' 6" (5.4m x 3.5m) Front and rear aspect windows.
Bedroom 1	11' 10" x 7' 10" (3.6m x 2.4m) Front aspect window.
Bedroom 2	9' 10" x 7' 10" (3.m x 2.4m) Front aspect window.
Bathroom	6' 7" x 6' 3" (2.m x 1.9m) Rear aspect obscure window. Low level WC, wash hand basin and bath with overhead shower.

#### AGENTS NOTE

The property is Leasehold with a 155 year Lease commencing on 1st October 2005. The ground rent is approximately £267.00 payable to Freehold Managers Plc and there is also an annual service/maintenance charge of approximately £2,292.00 payable to Carnival Park Management Company Limited. Full details of the Lease and charges should be sought via your legal representative.



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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