



GIBBINS RICHARDS 
Making home moves happen

19 Carlton Drive, Bridgwater TA6 3TL
£135,000

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

A well presented and proportioned one bedroom ground floor apartment with off road parking and garden, located on the north/west side of Bridgwater on the popular 'Cloisters' development. The accommodation comprises in brief; sitting room, kitchen, bathroom and double bedroom. The property is warmed by electric heating and fully double glazed.

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

The property is located within easy access to Bridgwater's town centre. Bridgwater itself offers 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
IDEAL FOR INVESTORS / FIRST TIME BUYERS
ONE DOUBLE BEDROOM APARTMENT
OFF ROAD PARKING
GOOD SIZE ENCLOSED REAR GARDEN
ELECTRIC HEATING
PEPPERCORN GROUND RENT & NO SERVICE CHARGES
OFFERED FOR SALE WITH LONG LEASE
IDEALLY SITUATED FOR LOCAL AMENITIES INCLUDING 1610 GYM
GOOD ACCESS & SHORT DRIVE TO TOWN CENTRE



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Entrance Vestibule

Door to;

Sitting Room

18' 0" x 10' 6" (5.48m x 3.20m) Front aspect window. Understairs storage cupboard, open archway to;

Kitchen

12' 3" x 6' 0" (3.73m x 1.83m) Side and front aspect windows. Fitted with a range of 'Shaker' style units to base and wall. Built-in electric oven and hob. Space for white goods. Cupboard housing the immersion heater.

Inner Hallway

Doors providing access to;

Bathroom

7' 3" x 6' 0" (2.21m x 1.83m) Side aspect obscure window. Low level WC, wash hand basin with vanity storage under, bath with electric shower over.

Bedroom

13' 0" x 8' 0" (3.96m x 2.44m) Rear aspect window. Built-in wardrobes and vanity unit.

AGENTS NOTE

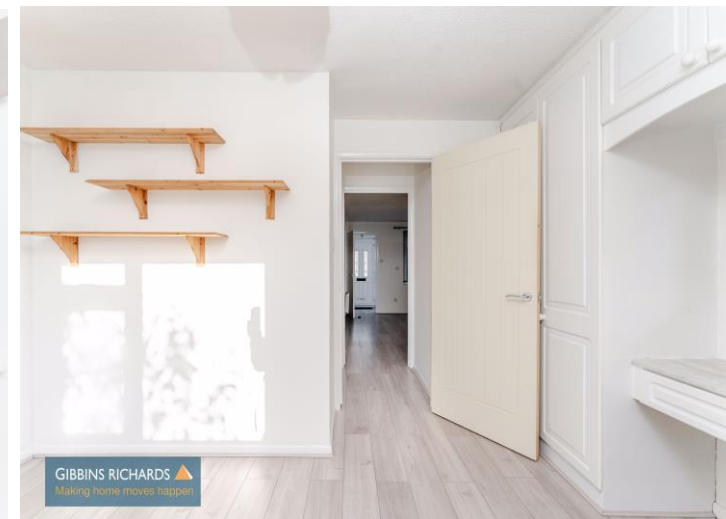
This property is 'leasehold' with a 999 year Lease commencing on 1st January 1986. We understand from our vendor that there are no ground rent or service charges payable. Full details of the Lease etc can be sought via your legal representative.



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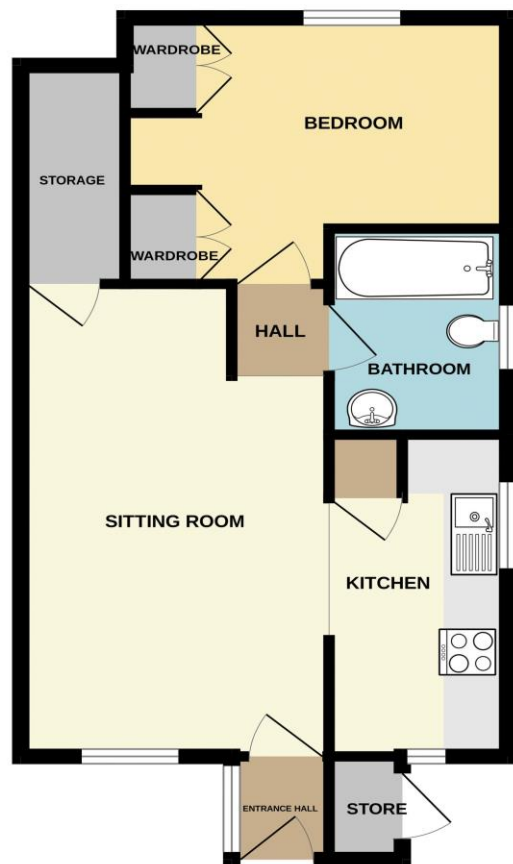


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GROUND FLOOR



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 £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.

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