



GIBBINS RICHARDS 

19 Crusader Close, Bridgwater TA6 3UY

£135,000

GIBBINS RICHARDS 
Making home moves happen

*** No onward chain * Two bedroom ground floor flat *
Allocated parking**

A well presented two bedroom ground floor apartment situated on the popular 'NDR'. The property itself is warmed by gas central heating, fully UPVC double glazed, two good size bedrooms (master with en-suite shower room) and spacious lounge/diner.

The accommodation comprises in brief; communal entrance, entrance hall, two bedrooms (master with en-suite shower room), bathroom, kitchen and spacious lounge/diner, 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.

Total floor area - 632 sq.ft (58.7 sq.m.) approx.

Two bedroom ground floor apartment

Spacious lounge/diner

Allocated parking

Bathroom / En-suite shower room

Gas central heating

Fully double glazed

No onward chain

Communal Entrance
Entrance Hallway
Lounge/Diner
Leading to;
Doors to all rooms. Storage cupboard.
17' 9" x 12' 2" (5.4m x 3.7m) Dual aspect windows.
Feature fireplace.

Kitchen
10' 2" x 5' 11" (3.1m x 1.8m) Side aspect window.
Matching floor and wall cupboard units with
integrated electric oven and gas hob. Space and
plumbing for washing machine.

Bedroom 1
13' 1" x 9' 6" (4.m x 2.9m) Dual aspect windows.
Built-in wardrobe. Door to;

En-Suite Shower Room
6' 7" x 4' 11" (2.0m x 1.5m) Side aspect obscure
window. Low level WC, wash hand basin and corner
shower enclosure.

Bedroom 2
13' 5" x 7' 10" (4.1m x 2.4m) Front aspect window.
Side aspect obscure window. Low level WC, wash
hand basin and bath.

AGENTS NOTE
The property is Leasehold with a 155 year Lease commencing on 1st October 2004. The ground rent is approximately £175.00 payable to Freehold Managers Plc and there is also an annual service/maintenance charge of approximately £1,086.89 payable to Carnival Park Management Company Limited. Full details of the Lease and charges should be sought via your legal representative.



TOTAL FLOOR AREA: 632 sq.ft (58.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing measurements, measurements of floor, ceiling, walls and other parts are approximate and are not intended to be used as a basis for any prospective purchase. The correct, official and accurate measurements shall be those shown on the title plan as to their respective or otherwise set out therein.
Agent: Gibbins Richards

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.

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