



GIBBINS RICHARDS 
Making home moves happen

18 Lynham Close, Woolavington, Nr. Bridgwater TA7 8FG

£68,000

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*** Two double bedroom first floor apartment * 40% shared ownership *
Parking for two vehicles ***

This very well presented modern two double bedroom first floor apartment is offered for sale in the delightful village of Woolavington. Offering well proportioned accommodation, off road parking for two vehicles and useful outside storage shed. The accommodation comprises in brief; front reception hall with staircase to good size first floor landing, modern fitted kitchen to an open plan lounge/diner, two double bedrooms, bathroom and off road parking.

The property is offered for sale on shared ownership basis, offering 40% share of the property with Astor Homes.

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

Total floor area - 655 sq.ft. (60.8 sq.m.) approx.

40% Shared Ownership

First floor apartment

Two double bedrooms

Modern open plan kitchen/lounge/diner

Off road parking for two vehicles

Outside storage shed

Delightful village location

Ideal for first time buyer

Gas central heating

Well positioned within the development





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Entrance Hall

Staircase to first floor.

First Floor Landing

8' 8" x 7' 0" (2.64m x 2.13m) Doors to all rooms.

Open Plan - Kitchen/Lounge/Diner

17' 5" x 13' 6" (5.30m x 4.11m) Two rear aspect windows and side aspect window. Fitted with a modern range of high gloss units to base and wall, inset gas hob, built-in oven, space for white goods. Ample space for sofa and dining table and chairs.

Bedroom 1

13' 8" x 13' 2" (4.16m x 4.01m) Front aspect window. 'L' shaped room with built-in cupboard.

Bedroom 2

10' 2" x 7' 8" (3.10m x 2.34m) Side aspect window.

Bathroom

11' 0" x 5' 4" (3.35m x 1.62m) Built-in airing cupboard. Side aspect window. Low level WC, wash hand basin and bath.

AGENTS NOTE

As this is a 'Shared Ownership' property, the tenure is 'leasehold' with a 125 year Lease commencing on 8th May 2017. We have been advised that the service charge payable is £25.97. Full details of the Lease can be sought via your legal representative. We have been advised that the monthly rental income to Astor Homes is currently levied at £296.70.



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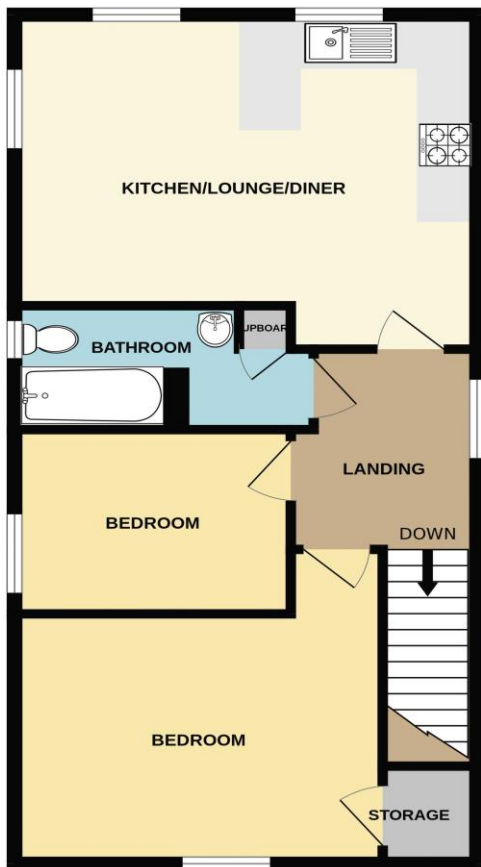


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FIRST FLOOR
618 sq.ft. (57.2 sq.m.) approx.



GROUND FLOOR
39 sq.ft. (3.6 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.

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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