



23 Cavalier Close, Bridgwater TA6 3WF
£109,950

GIBBINS RICHARDS 
Making home moves happen

* No onward chain * Full double glazing * Electric heating *
Walking distance to town centre *

A well presented one bedroom ground floor apartment situated on the popular 'NDR'. The property itself is warmed by electric heating and fully UPVC double glazed. The accommodation comprises in brief; open plan lounge/kitchen/dining room, inner hallway, separate WC, bedroom with en-suite bathroom.

Situated on the popular 'NDR' development within walking distance to the town centre and within easy commute to Hinkley Point. The property would make an ideal investment/first time purchase. 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.

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

- No onward chain
- Ideal first time/investment purchase
- Full UPVC double glazing
- Electric heating
- Walking distance to shops
- Double bedroom
- Allocated parking
- Modern kitchen & sanitary fittings

Lounge/Kitchen/Diner	18' 9" x 13' 6" (5.71m x 4.11m) Lounge Area - 13' 6" x 10' 1" (4.11m x 3.07m) - Front aspect window. Electric panel heater. Airing cupboard with factory lagged hot water cylinder. Kitchen Area - 8' 3" x 6' 2" (2.51m x 1.88m) - Fitted with a modern range of matching eye and low level units, integrated 'Beko' electric oven with ring ring electric hob, extractor fan and light over. Space for tall fridge/freezer. Space and plumbing for washing machine.
Inner Hallway WC	Doors to WC and bedroom. Electric panel heater. 5' 7" x 2' 11" (1.70m x 0.89m) Low level WC and wash hand basin. Electric fuse board.
Bedroom	10' 10" x 9' 7" (3.30m x 2.92m) Rear aspect window. Electric panel heater. Door to;
En-Suite Bathroom	6' 1" x 5' 1" (1.85m x 1.55m) Bath with chrome shower over and wash hand basin with storage under. Electric panel heater.

AGENTS NOTE

The property is Leasehold with a 155 year Lease commencing on 1st January 2005. The ground rent is approximately £125.00 and the annual service/maintenance charge is approximately £1,000. Full details of the Lease and charges should be sought via your legal representative.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, the undersigned accept no liability for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any investment decisions. The plan is for illustrative purposes only and should not be used as a basis for any investment decisions. The plan is for illustrative purposes only and should not be used as a basis for any investment decisions. Made with MapRoom 2020

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.



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