



19 Teal Close, Bridgwater TA6 5QX
£85,000

GIBBINS RICHARDS 
Making home moves happen

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

A well proportioned two bedroom ground floor apartment located within 'Blakespool Park' development and within easy walking distance to the town centre. The property would make an ideal first time/investment purchase. The accommodation is fully UPVC double glazed and warmed by electric heating.

The internal accommodation comprises in brief; communal entrance, entrance hall, sitting/dining room, kitchen, two bedrooms and bathroom. Externally there is a communal bin store and bike storage and allocated parking as well as well maintained communal areas

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

Total floor area – 482 sq.ft. (44.8 sq.m.) approx.

Two bedroom ground floor apartment

Ideal first time/investment purchase

No onward chain

Walking distance to town centre

Communal gardens

Communal Entrance
Entrance Hall
Sitting/Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Agents Note

Door to;
Doors to all rooms. Airing cupboard.
15' 4" x 12' 6" (4.67m x 3.81m) Front aspect window.
8' 2" x 7' 5" (2.49m x 2.27m) Integrated oven and hob with extractor hood over.
9' 6" x 8' 9" (2.89m x 2.67m) Rear aspect window. Built-in wardrobes.
7' 8" x 7' 3" (2.33m x 2.21m) Rear aspect window.
7' 2" x 7' 2" (2.19m x 2.18m) Low level WC, wash hand basin and bath with electric shower over.

This property is 'leasehold' with a 99 year Lease commencing on 1st January 1989. There is an annual Ground Rent to pay of approximately £75 and an annual Service/Maintenance Charge which is currently levied at approximately £900. Full details of the Lease can be sought via your legal representative.

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, roads and any other works are approximate and are not intended to be used for any legal purposes. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The service, repairs and appliances shown here are not shown to scale and no guarantee as to their operability or efficiency can be given.
Marked with Mortgage (M)



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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