



GIBBINS RICHARDS 

5 Chantilly Walk, Bridgwater TA6 6XT

£235,000

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom end of terrace house with off road parking, single garage (located under the adjoining coach house). The property benefits from UPVC double glazing throughout, gas central heating, walking distance to local amenities and easy access to the M5 motorway at Junction 24. The accommodation comprises in brief; entrance hallway, cloakroom, sitting room, kitchen/diner, three first floor bedrooms (master with en-suite shower room) and family bathroom. Front and rear gardens.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

The property is located within easy access to Bridgwater's town centre and within close proximity to Junction 24 of the M5 motorway. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as a mainline intercity railway station.

MODERN END OF TERRACE HOUSE
POPULAR LOCATION
SINGLE GARAGE
OFF ROAD PARKING
WALKING DISTANCE TO LOCAL AMENITIES
EASY ACCESS TO M5 MOTORWAY
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
FRONT & REAR GARDENS
IDEAL FIRST TIME/INVESTMENT PURCHASE





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Entrance Hall Cloakroom	Stairs to first floor. Doors to sitting room and cloakroom. 5' 7" x 3' 3" (1.7m x 1.m) Front aspect obscure window. Low level WC and wash hand basin.
Sitting Room	14' 5" x 12' 2" (4.4m x 3.7m) (max) Front aspect window. Understairs storage cupboard.
Kitchen/Diner	15' 5" x 10' 2" (4.7m x 3.1m) Rear aspect window. French doors to garden. Modern fitted kitchen with integrated electric oven with gas hob and extractor fan over. Space and plumbing for washing machine.
First Floor Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	9' 2" x 8' 6" (2.8m x 2.6m) Front aspect window. Door to storage cupboard. Door to;
En-Suite Shower Room	5' 7" x 5' 7" (1.7m x 1.7m) Front aspect obscure window. Equipped in a three piece suite comprising shower, low level WC and wash hand basin.
Bedroom 2	9' 2" x 8' 6" (2.8m x 2.6m) Rear aspect window.
Bedroom 3	9' 2" x 6' 3" (2.8m x 1.9m) Rear aspect window.
Family Bathroom	6' 3" x 5' 7" (1.9m x 1.7m) Equipped in a three piece suite comprising bath, low level WC and wash hand basin.
Outside	To the front is a small area of garden enclosed by timber picket fencing and predominantly laid to gravel with footpath to the front door. To the rear is a fully enclosed garden predominantly laid to lawn with area of gravel to rear and patio area adjoining the property. Side access gate to parking area.
Single Garage	18' 8" x 7' 10" (5.7m x 2.4m) (located under the adjoining coach house) Front aspect obscure window. Up and over door. Power and lighting. Off road parking to the front for two vehicles.
AGENTS NOTE	Please note the title to the property is freehold but the garage is held under a leasehold title. The term of the Lease is 999 years from 1st January 2013. We understand there is a yearly fee payable of £17. Full details of the Lease and charges should be sought via your Legal Representative.



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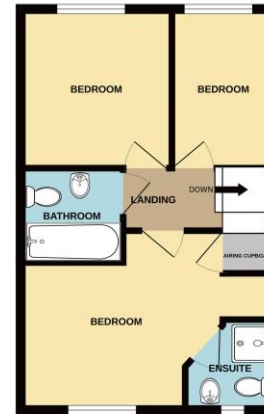


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GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.4 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 £30 + VAT (£36) **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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