



15 Teal Close, Bridgwater TA6 5QX

£89,950

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A well proportioned two bedroom top 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. Internal accommodation comprises in brief; 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

ELECTRIC HEATING
FULL UPVC DOUBLE GLAZING
ALLOCATED PARKING
WALKING DISTANCE TO TOWN CENTRE
IDEAL FIRST TIME / INVESTMENT PURCHASE
NO ONWARD CHAIN



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Communal Hallway
Entrance Hall

Stairs to private entrance hall. ('L' shaped) Hatch to loft, doors to two bedrooms, bathroom, sitting room and kitchen. Electric night storage heater. Storage cupboard.

Sitting Room

15' 5" x 12' 5" (4.70m x 3.78m) (max) Side aspect window. ('L' shaped). Electric night storage heater. Wide arch opening to;

Kitchen

8' 2" x 7' 5" (2.49m x 2.26m) Fitted with a range of matching eye and low level units.

Bedroom 1

9' 7" x 8' 7" (2.92m x 2.61m) Rear aspect window. Mirror fronted wardrobes with hanging rail and shelving.

Bedroom 2

7' 8" x 7' 5" (2.34m x 2.26m) Rear aspect window. Electric panel heater.

Bathroom

7' 6" x 6' 10" (2.28m x 2.08m) (max) Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over.

AGENTS NOTE

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 £850. Full details of the Lease can be sought via your legal representative.



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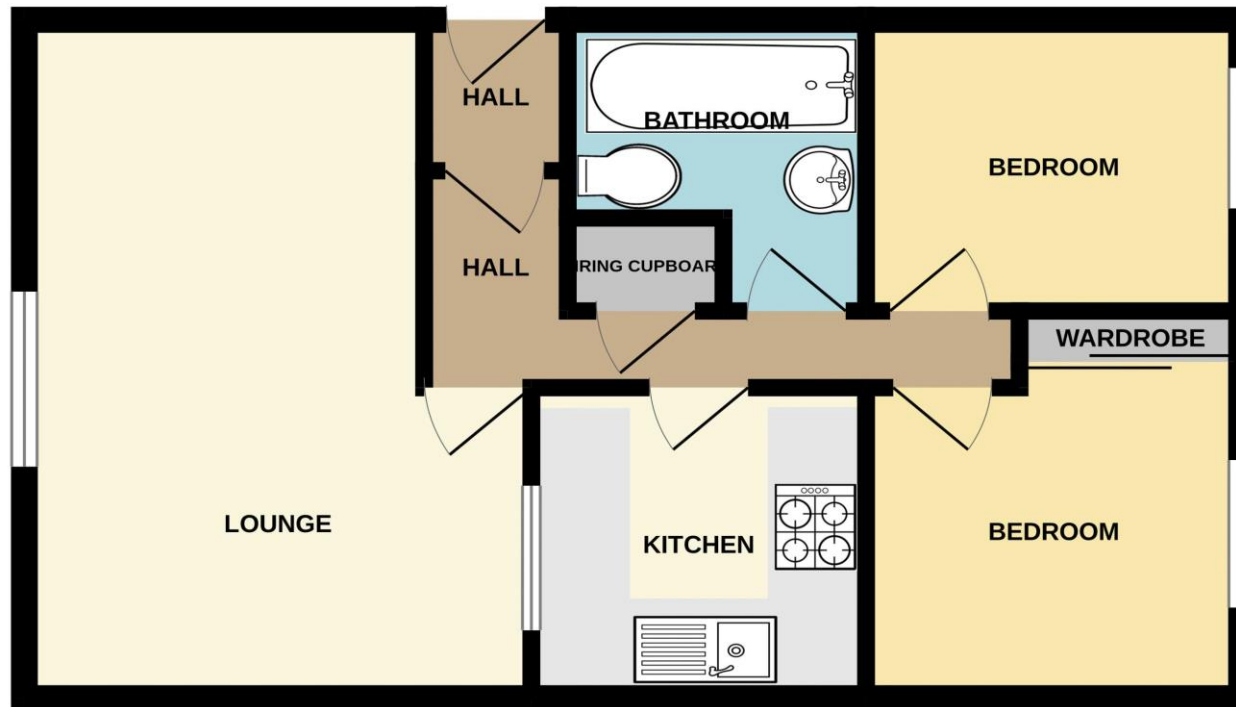


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GROUND FLOOR



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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