



29 Grebe Court, Grebe Road, Bridgwater TA6 5RD
£75,500

GIBBINS RICHARDS 
Making home moves happen

ADDITIONAL PURCHASE OPTION – £89,950 with a 110-Year Lease. Please call the office for more information.

A well proportioned one bedroom ground floor apartment located within easy access to the town centre. This property is offered for sale with **NO ONWARD CHAIN** and offers convenient ground floor accommodation comprising in brief; communal entrance, entrance hall, sitting room, kitchen, bedroom, bathroom and separate WC.

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

The property is located in a pleasant position within the 'Blakespool Park' development and within easy walking distance to the town centre. 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.

IDEAL INVESTMENT / FIRST TIME PURCHASE

NO ONWARD CHAIN

EASY WALKING DISTANCE TO TOWN CENTRE

RESIDENTS PARKING

GROUND FLOOR ACCOMMODATION

Communal Entrance
Entrance Hall

Sitting Room

Kitchen

Bedroom

Bathroom

WC

Outside

AGENTS NOTE

High level electric fuse board, door intercom system, electric night storage heater. Door to sitting room, kitchen, WC, bathroom and bedroom. Airing cupboard with factory lagged hot water cylinder.

15' 2" x 12' 4" (4.62m x 3.76m) ('L' shaped) Front aspect window. Extra wide serving hatch through to kitchen. Electric night storage heater.

7' 7" x 7' 4" (2.31m x 2.23m) Fitted with a range of eye and low level units. Space for electric cooker.

9' 0" x 8' 9" (2.74m x 2.66m) Rear aspect window. Electric panel heater. Built-in wardrobes with hanging rail and shelving.

7' 7" x 4' 0" (2.31m x 1.22m) Rear aspect obscure window. Pedestal wash hand basin and bath with electric shower over.

4' 6" x 4' 0" (1.37m x 1.22m) Low level WC.

The property is surrounded by communal gardens, there is an area of residents parking nearby.

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 £890. Full details of the Lease can be sought via your legal representative.



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.