



GIBBINS RICHARDS   
Making home moves happen

23 Channi Drive, Bridgwater TA6 6XE

£227,500

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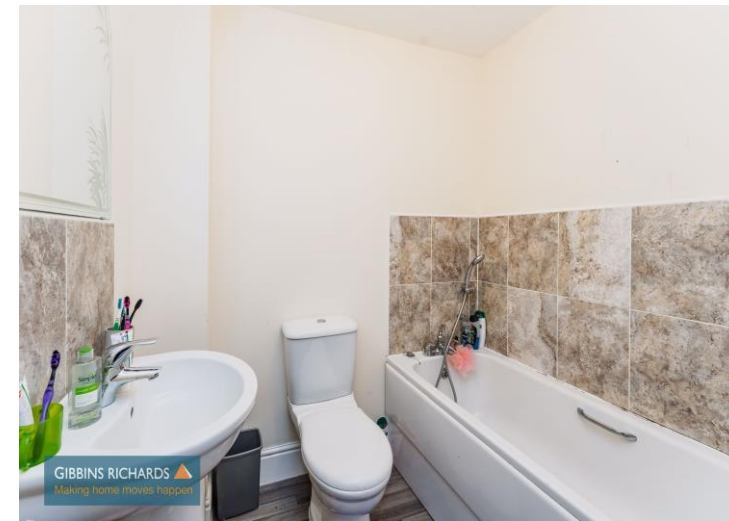
**\*\* INVESTMENT OPPORTUNITY \*\***

A modern three bedroom end of terrace property providing; entrance hall, cloakroom, well equipped kitchen, sitting room, three first floor bedrooms (including en-suite shower room) and family bathroom. Garage and off road parking, enclosed garden to rear. Energy Rating: TBC

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

This property is available for the investment market only and is to be sold with the tenant in situ (current rent being achieved - £1,000 pcm). The property is located on the popular 'Stockmoor' development which is within easy reach of local facilities, as well as Junction 24 of the M5 motorway itself. Bridgwater's town centre is within easy reach and boasts a wide and comprehensive range of facilities.

MODERN THREE BEDROOM END TERRACE HOUSE  
GARAGE / OFF ROAD PARKING  
ENCLOSED REAR GARDEN  
INVESTMENT OPPORTUNITY ONLY  
NO ONWARD CHAIN  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING





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|                            |                                                                                                                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall<br>Cloakroom | 8' 6" x 5' 3" (2.6m x 1.6m) Stairs to first floor.<br>5' 3" x 4' 0" (1.6m x 1.23m) Front aspect<br>obscure window. Low level WC and wash<br>hand basin.                                        |
| Sitting Room               | 14' 1" x 12' 3" (4.29m x 3.74m) Front aspect<br>window. Understairs storage cupboard.                                                                                                          |
| Kitchen/Diner              | 15' 4" x 10' 3" (4.67m x 3.13m) Rear aspect<br>window and French doors to garden. Fitted<br>wall and floor cupboards with integrated<br>appliances. Space and plumbing for washing<br>machine. |
| First Floor Landing        | Doors to three bedrooms and bathroom.                                                                                                                                                          |
| Bedroom 1                  | 11' 8" x 12' 2" (3.55m x 3.71m) Front aspect<br>window. Storage cupboard. Door to;                                                                                                             |
| En-Suite Shower Room       | 5' 11" x 5' 9" (1.8m x 1.75m) Fitted with a<br>white suite comprising low level WC, wash<br>hand basin and enclosed shower cubicle.                                                            |
| Bedroom 2                  | 9' 2" x 8' 9" (2.79m x 2.67m) Rear aspect<br>window.                                                                                                                                           |
| Bedroom 3                  | 9' 1" x 6' 5" (2.77m x 1.96m) Rear aspect<br>window.                                                                                                                                           |
| Bathroom                   | 6' 6" x 5' 7" (1.97m x 1.7m) Fitted in a white<br>three piece suite comprising low level WC,<br>wash hand basin and bath.                                                                      |
| Outside                    | Fully enclosed rear garden laid to patio and<br>lawn.                                                                                                                                          |
| Single Garage              | With off road parking to the front. (Located in<br>a rank of four to the rear of the property and<br>the garage is the third one from the left)                                                |



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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 £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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