



3 Octavia Close, Bridgwater TA5 2JF
£88,000

GIBBINS RICHARDS 
Making home moves happen

40% SHARED OWNERSHIP WITH LIVE WEST HOMES LTD.

A modern two bedroom semi detached house with fully enclosed low maintenance rear garden and parking to the side for two vehicles. The accommodation comprises in brief; entrance hall, cloakroom, kitchen, sitting/dining room, two first floor bedrooms and bathroom. Fully UPVC double glazed and warmed by gas central heating.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: B

Located on the popular 'Wilstock Village' development to the south side of Bridgwater. The property itself is within easy reach and access to local shops and amenities. Bridgwater's town centre lies approximately 1.7 miles away and offers 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 railway station.

40% SHARED OWNERSHIP
SEMI-DETACHED HOUSE
TWO FIRST FLOOR BEDROOMS
OFF ROAD PARKING FOR TWO VEHICLES
FULLY ENCLOSED REAR GARDEN
POPULAR SOUTH SIDE WILSTOCK DEVELOPMENT
GROUND FLOOR WC / FIRST FLOOR BATHROOM
FULLY DOUBLE GLAZED / GAS CENTRAL HEATING
IDEAL FIRST TIME PURCHASE





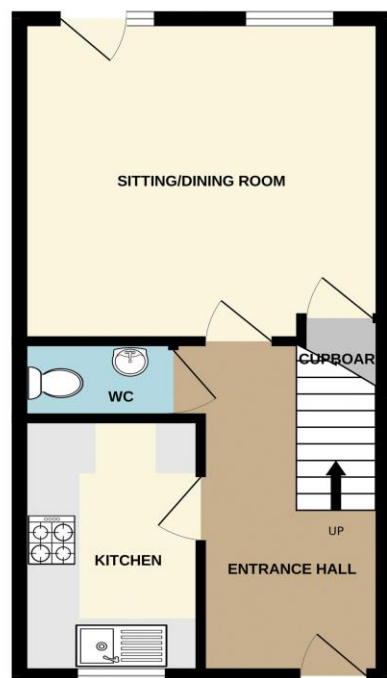
Entrance Hall	13' 5" x 6' 7" (4.09m x 2.01m) Stairs to first floor.
Kitchen	10' 2" x 6' 10" (3.10m x 2.08m) Matching floor and wall cupboard units with integrated electric oven and gas hob, extractor fan over. Space for white goods.
WC	5' 9" x 3' 0" (1.75m x 0.91m) Low level WC and wash hand basin.
Sitting/Dining Room	13' 8" x 12' 9" (4.16m x 3.88m) Rear aspect window and door to garden, understairs storage cupboard.
First Floor Landing	Doors to two bedrooms and bathroom.
Bedroom 1	13' 8" x 10' 8" (4.16m x 3.25m) Two front aspect windows. Built-in storage cupboard.
Bedroom 2	15' 6" x 7' 2" (4.72m x 2.18m) Rear aspect window.
Bathroom	9' 1" x 6' 2" (2.77m x 1.88m) Rear aspect obscure window. Fitted in a white suite comprising low level WC, wash hand basin and bath with electric shower over. Airing cupboard housing gas boiler.
Outside	The front of the property is laid to gravel with footpath to front door. The rear garden is fully enclosed and laid to patio and artificial lawn for ease of maintenance with timber storage shed. Side access gate to parking area for two vehicles.

AGENTS NOTE

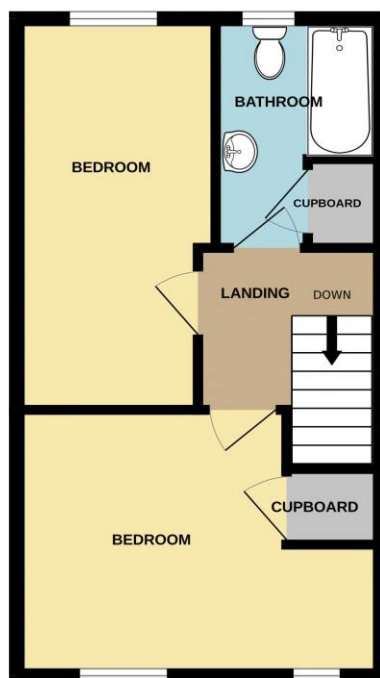
As this is a 'Shared Ownership' property, the tenure is 'leasehold' with a 99 year Lease commencing on 1st October 2011. Full details of the Lease can be sought via your legal representative. We have been advised that the monthly rental income to Live West is currently levied at £323.26.



GROUND FLOOR



FIRST 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 £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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