



GIBBINS RICHARDS 
Making home moves happen

12 Carnation Drive, Wilstock, Bridgwater TA5 2SR
£240,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A very well presented two double bedroom en-suite semi-detached home located on the favourable 'Wilstock' development on the south side of Bridgwater. Offering off road parking for two vehicles and good size rear garden laid for ease of maintenance. Modern fitted kitchen and downstairs WC.

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

The property is located on the edge of Wilstock Village which is sited on the southern outskirts of Bridgwater close to North Petherton itself as well as providing easy access to the M5 motorway at Junction 24. Bridgwater town centre is less than two miles distant which provides a wide and comprehensive range of facilities.

NO ONWARD CHAIN
MODERN SEMI-DETACHED HOUSE
TWO DOUBLE BEDROOMS
OFF ROAD PARKING
LOW MAINTENANCE REAR GARDEN
GROUND FLOOR WC / EN-SUITE / BATHROOM
WELL PRESENTED THROUGHOUT
GOOD ACCESS TO M5 MOTORWAY
VIEWING ADVISED





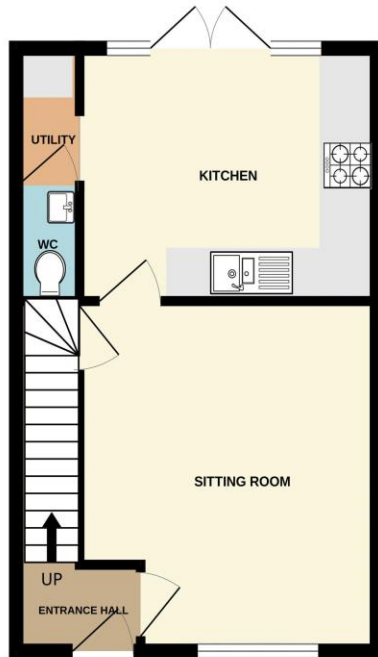
Entrance Hall	5' 0" x 4' 1" (1.52m x 1.24m) Stairs to first floor. Door to;
Sitting Room	13' 8" x 11' 7" (4.16m x 3.53m) (max) Front aspect window. Understairs storage cupboard. Door to;
Kitchen/Diner	11' 5" x 9' 10" (3.48m x 2.99m) Fitted with a modern range of units to base and wall and integral fridge/freezer, dishwasher, oven and hob. French doors with side glazed panels to rear garden.
Utility Area	5' 7" x 3' 5" (1.70m x 1.04m) Built-in units housing the boiler. Door to WC.
WC	4' 10" x 3' 5" (1.47m x 1.04m) Low level WC and wash hand basin.
First Floor Landing	Doors to two bedrooms and bathroom.
Bedroom 1	9' 5" x 7' 10" (2.87m x 2.39m) Rear aspect window. Door to;
En-Suite Shower Room	Rear aspect obscure window. Fitted with a modern shower enclosure with mixer tap shower, low level WC and wash hand basin.
Bedroom 2	15' 1" x 10' 2" (4.59m x 3.10m) Dual front aspect windows. Built-in storage.
Bathroom	7' 2" x 5' 5" (2.18m x 1.65m) Side aspect obscure window. Fitted with a three piece suite comprising low level WC, wash hand basin and bath.
Outside	The property is accessed via a driveway providing off road parking for two vehicles. The rear garden which is larger than average is well presented and low maintenance with large patio to the immediate rear, artificial lawn with decking seating area and raised borders for shrubs and plants. Side aspect gate providing access to the front of the property.

AGENTS NOTE

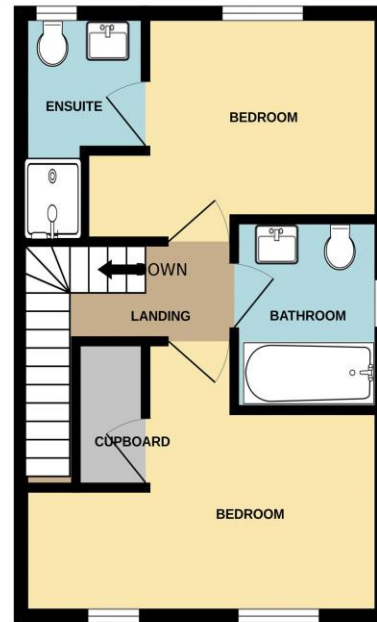
This property is subject to an annual fee of approximately £250.00 payable to RGM Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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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