



GIBBINS RICHARDS 
Making home moves happen

22 Sandalwood Ride, Stockmoor, Bridgwater TA6 6FF
£142,500

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Spacious and well presented top floor apartment * South/west facing sun balcony * Allocated off road parking * Spacious open plan living/dining/kitchen area * Two bedrooms * Bathroom * No onward chain *

This spacious top floor apartment benefits from no ongoing chain and comprises of a spacious open plan living/kitchen and dining area with doors opening onto an enclosed south/west facing balcony with attractive views. The accommodation in brief comprises; secure entry system with internal staircase to the second floor, within the property there is the addition of two bedrooms, bathroom and allocated parking space.

The property is located on the popular 'Stockmoor' development which provides a very useful range of local amenities as well as being within easy access to Junction 24 of the M5 motorway.

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

Top floor apartment
Two Bedrooms
Bathroom
Ample storage space
Allocated parking
Gas central heating
No onward chain
Easy access to M5 motorway





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Communal Entrance Hall	With door intercom system to main front door.
Entrance Hall	Providing storage cupboard and access to;
Open Plan –	
Living/Dining/Kitchen Area	26' 0" x 11' 7" (7.92m x 3.53m) Access to a south/west facing sun balcony. The kitchen area itself provides a comprehensive range of units incorporating built-in oven and hob, ample space for upright fridge/freezer, plumbing for washing machine. Gas fired boiler.
Bedroom 1	11' 0" x 10' 11" (3.35m x 3.32m) Storage cupboard.
Bedroom 2	10' 3" x 7' 11" (3.12m x 2.41m)
Bathroom	9' 7" x 5' 9" (2.92m x 1.75m) (irregular shape)
Outside	Situated to the rear of the property there is communal gardens as well as an allocated parking space and communal bin store.

AGENTS NOTE

The property is offered for sale on a 'Leasehold' basis, the full terms of the Lease is 125 years commencing from 2007. There is an annual Ground Rent to pay of approximately £200.00 together with a monthly Service/Maintenance Charge which is currently levied at £135.00. Full details of the Lease and charges can be sought via your legal representative.



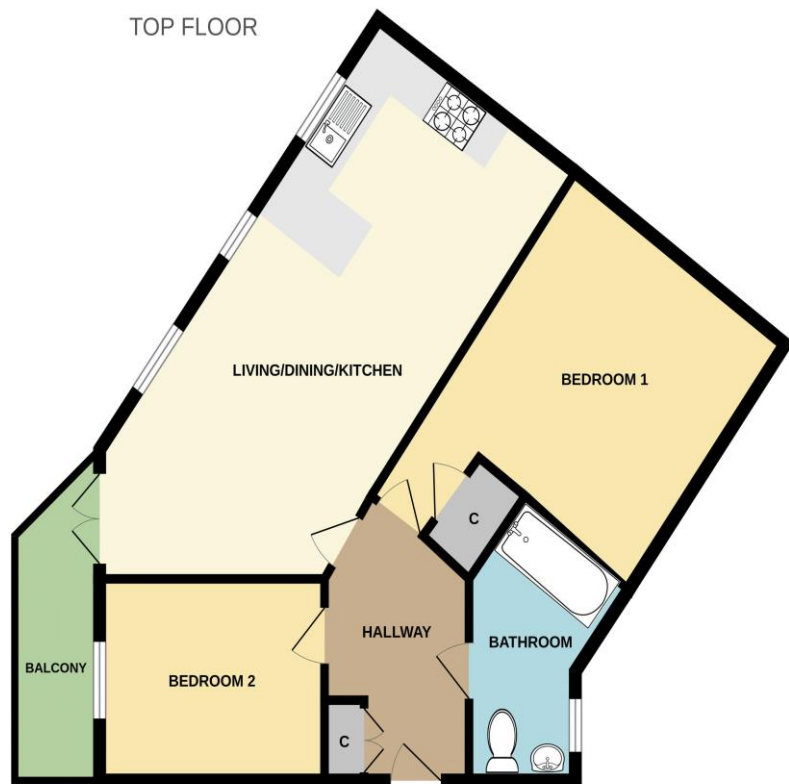
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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