



GIBBINS RICHARDS   
Making home moves happen

11 Angoni Place, Bridgwater TA6 4AL  
Guide Price £200,000

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A smart well presented two bedroom mid terrace modern property situated on the 'Keepmoat' development on Angoni Place. The property itself is warmed by gas central heating, UPVC double glazing throughout, two good size double bedrooms, fully landscaped garden to the rear with rear access gate. Off road parking to the front and a good location within the development. The accommodation itself comprises in brief; entrance hall, kitchen/breakfast room, cloakroom, sitting room, two first floor double bedrooms and family bathroom.

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

The nearby town centre of Bridgwater provides an excellent range of shopping, leisure and financial amenities. Bridgwater itself also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- MODERN BUILD
- TWO BEDROOM TERRACE HOUSE
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LANDSCAPED REAR GARDEN
- GROUND FLOOR WC / FIRST FLOOR BATHROOM
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- IDEAL FIRST TIME / INVESTMENT PURCHASE
- REMAINDER OF NHBC WARRANTY





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Entrance Hall  
Kitchen/Breakfast Room

Stairs to first floor.  
11' 10" x 9' 10" (3.6m x 3.m) (max) Front aspect window. Fitted floor and wall cupboard units with integrated electric oven and hob, washing machine/dryer.

Cloakroom

4' 11" x 2' 7" (1.5m x 0.8m) Low level WC and wash hand basin.

Sitting Room

13' 1" x 11' 10" (4.m x 3.6m) ( max) French doors to rear garden.

First Floor Landing

Doors to two bedrooms and bathroom. Hatch to loft.

Bedroom 1

12' 10" x 8' 6" (3.9m x 2.6m) Rear aspect window.

Bedroom 2

12' 10" x 8' 2" (3.9m x 2.5m) (max) Dual front aspect windows. Storage cupboard.

Bathroom

6' 7" x 6' 3" (2.m x 1.9m) Low level WC, wash hand basin and bath with overhead shower. Heated towel rail.

Outside

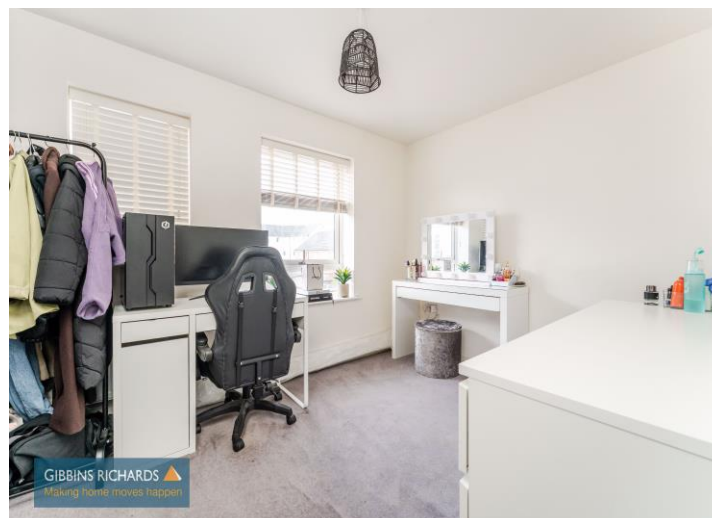
To the front of the property there is off road parking and to the rear is a fully enclosed garden laid to patio and artificial lawn. Pergola to the rear. Timber shed. Rear access gate.

#### AGENTS NOTE

This property is subject to an annual fee of approximately £213.28 payable to First Port Management Company towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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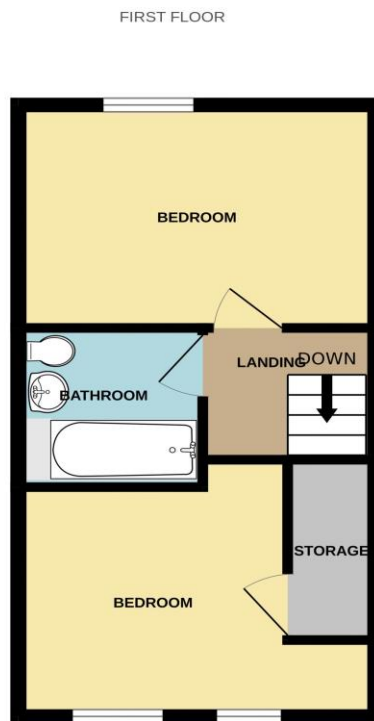
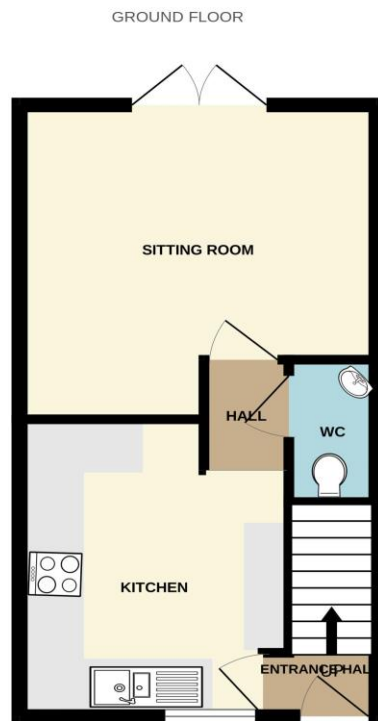


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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