



8 Crusader Close, Bridgwater TA6 3UY
£139,950

GIBBINS RICHARDS 
Making home moves happen

A smart first floor coach house with off road parking and garage located just off the 'NDR'.

The accommodation comprises in brief; communal entrance with stairs to first floor leading to entrance hallway, bedroom, bathroom, lounge/diner and well equipped kitchen.

The property is within easy walking distance to Bridgwater's town centre and ideal for those wishing to commute to Hinkley Point. Bridgwater town itself provides 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 intercity railway station.

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

Total floor area - 651 sq.ft. (60.5 sq.m.) approx.

Garage

Off road parking

Walking distance to local shops & amenities

'NDR' location

Easy access to the M5 motorway via Junction 23

One bedroom 'Coach House'

Fully double glazed

Gas central heating

Ideal first time buy / Investment

Communal Entrance
Entrance Hallway
Open Plan -
Lounge/Diner
Bedroom
Bathroom

Kitchen

Single Garage

AGENTS NOTE

Stairs to first floor, door to;
Doors to storage cupboard, bedroom and bathroom.
22' 11" x 11' 9" (6.99m x 3.57m) Dual front aspect windows.
10' 0" x 8' 1" (3.04m x 2.47m) Front aspect window.
7' 0" x 6' 7" (2.13m x 2.01m) Rear aspect window.
Low level WC, wash hand basin and bath with overhead shower.
12' 3" x 7' 0" (3.73m x 2.13m) Rear aspect window.
Space and plumbing for washing machine.
18' 4" x 9' 10" (5.6m x 3.m) Up and over garage door.
Light and power. Off road parking to the front.

The property is Leasehold with a 155 year Lease commencing on 1st October 2004. The ground rent is approximately £180.00 payable to Freehold Managers Plc and there is also an annual service/maintenance charge of approximately £1,700.00 payable to Carnival Park Management Company Limited. Full details of the Lease and charges should be sought via your legal representative.

GROUND FLOOR
186 sq.ft. (17.3 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and plot area are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent, vendor and solicitor shall have no liability to the purchaser in relation to the floor plan. Made with Floorplan 3.0.0.0.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.

17 High Street , Bridgwater, Somerset TA6 3BE Tel: 01278 444488
bw@gibbinsrichards.co.uk www.gibbinsrichards.co.uk