



GIBBINS RICHARDS 



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Making home moves happen



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9 Drakes Close, Bridgwater TA6 3TD
Offers in the Region Of £70,000

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A spacious and well proportioned one bedroom first floor retirement apartment situated in a tucked away complex within easy walking distance to the town centre. The property itself is offered for sale with NO ONWARD CHAIN. The accommodation is double glazed and warmed by electric heating and comprises in brief; entrance hall, kitchen, sitting room, double bedroom and wet room. Externally, there is unallocated residents parking and communal gardens.

Tenure: Leasehold / Energy Rating: D-68 / Council Tax Band: A

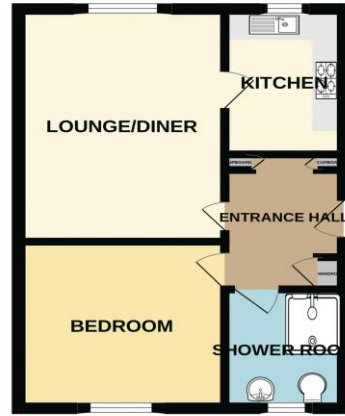
The property is located within easy access to the town centre and the many amenities Bridgwater offers. Bridgwater itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

Communal Entrance Hall & Stairwell	Leading to;
Private Entrance Hall	Doors to sitting/dining room, bedroom and wet room. Recess with storage cupboards.
Sitting/Dining Room	14' 9" x 10' 7" (4.49m x 3.22m) Front aspect window. Archway through to;
Kitchen	8' 10" x 5' 11" (2.69m x 1.80m) Front aspect window. Fitted with a range of matching eye and low level units.
Bedroom	12' 10" x 10' 8" (3.91m x 3.25m) Rear aspect window.
Wet Room	9' 3" x 5' 11" (2.82m x 1.80m) Rear aspect obscure window.
AGENTS NOTE	This property is 'leasehold' with a 999 year Lease commencing on 25th December 1981. There is an annual Ground Rent of £5.00 and Service/Maintenance Charges of £2,078.80 payable to Broadleaf Management Services Limited. Full details of the Lease can be sought via your legal representative.



- ONE DOUBLE BEDROOM
- NO ONWARD CHAIN
- EASY WALKING DISTANCE TO TOWN CENTRE
- RETIREMENT PROPERTY
- LONG LEASE
- RESIDENTS PARKING
- STAIR LIFT TO FIRST FLOOR

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the information contained herein, measurements of plans, drawings, fixtures and fittings are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is to be regarded as a guide only and should not be used as the only prospective guide. The purchaser should obtain their own professional advice and to guide them to their own specialist surveyor or other professional adviser. (Agents and Messrs GIBBS RICHARDS)

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 £30 + VAT (£36) 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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