



GIBBINS RICHARDS 

3 Grebe Court, Grebe Road, Bridgwater TA6 5RD

£155,000

GIBBINS RICHARDS 
Making home moves happen

A well presented and recently modernized two bedroom 'back to back' house located within the popular 'Blakespool Park' development, which is within walking distance to the town centre . The property benefits from allocated off road parking, gas central heating and UPVC double glazing throughout. The accommodation comprises in brief; entrance hall, sitting/dining room, kitchen, two first floor bedrooms and re-fitted shower room.

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

The many amenities Bridgwater's town centre has to offer lie within a short walking distance. Bridgwater itself provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

IDEAL FIRST TIME / INVESTMENT PURCHASE
WALKING DISTANCE TO TOWN CENTRE
EASY ACCESS TO COMMUTER PICK UP POINTS / M5 MOTORWAY
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
TWO FIRST FLOOR BEDROOMS
'BACK TO BACK' HOUSE
WELL PRESENTED THROUGHOUT





Entrance Porch
Sitting/Dining Room

Leading to;
14' 6" x 13' 11" (4.42m x 4.24m) Front aspect window. Fireplace. Stairs to first floor.

Kitchen

12' 5" x 5' 9" (3.78m x 1.75m) Front aspect window. Fitted with floor and wall cupboard units. Space and plumbing for washing machine.

First Floor Landing
Bedroom 1

Doors to two bedrooms and shower room. 10' 8" x 8' 10" (3.25m x 2.7m) Front aspect window. Built-in wardrobe. Airing cupboard.

Bedroom 2

9' 0" x 5' 9" (2.74m x 1.75m) Front aspect window.

Shower Room

Fitted in a modern suited comprising low level WC, wash hand basin, bidet and shower.

Outside

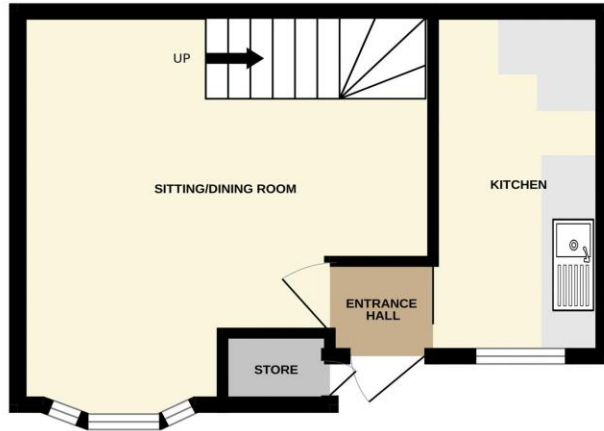
The front garden is mainly laid to lawn with patio and pathway to front door. Additional storage to the front of the property. Allocated off road parking.

AGENTS NOTE

This property is 'leasehold' with a 189 year Lease commencing on 1st January 1989. We understand our vendors pay £88 per month towards the service/maintenance charges payable to Blakespool Park Management Company Limited. Full details of the Lease and charges can be sought via your legal representative.



GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

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 £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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