



GIBBINS RICHARDS 

11 Elmcroft, Friarn Avenue, Bridgwater TA6 3PJ

£189,500

GIBBINS RICHARDS 
Making home moves happen

A well presented two bedroom modern house located just a stones throw from the town centre. This property would make an ideal first time/investment purchase. The accommodation comprises in brief; entrance hall, sitting/dining room, modern fitted kitchen, ground floor WC, two first floor bedrooms and bathroom. Externally there is allocated off road parking and enclosed rear garden.

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

The property lies within easy walking distance to the town centre. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 and a mainline intercity railway station.

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN
- FULL DOUBLE GLAZING
- MAINS GAS CENTRAL HEATING
- IDEAL FIRST TIME/INVESTMENT PURCHASE

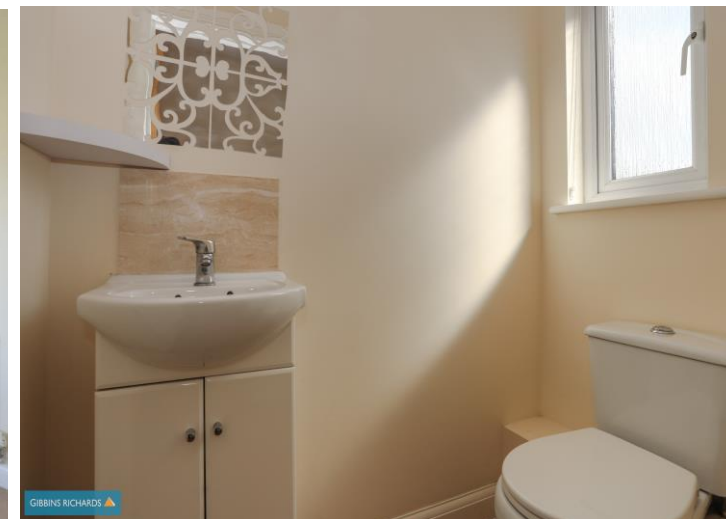




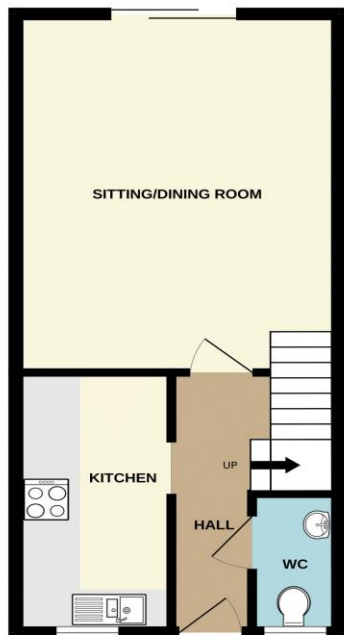
Entrance Hall	12' 4" x 6' 7" (3.76m x 2.01m) Stairs rising to first floor. Small downstairs recess.
Kitchen	12' 2" x 5' 11" (3.71m x 1.80m) Front aspect window. Wall mounted gas boiler. Modern range of matching eye and low level units.
WC	5' 4" x 3' 0" (1.62m x 0.91m) Front aspect obscure window. Two piece white matching suite.
Sitting/Dining Room	16' 10" x 12' 11" (5.13m x 3.93m) Sliding doors to rear garden.
First Floor Landing	Doors to two bedrooms and bathroom. Hatch to loft.
Bedroom 1	13' 0" x 12' 3" (3.96m x 3.73m) Front aspect window.
Bedroom 2	12' 11" x 9' 6" (3.93m x 2.89m) Rear aspect window.
Bathroom	6' 10" x 5' 6" (2.08m x 1.68m) Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and panelled bath.
Outside	The rear garden measures approximately - 14' (4.26m) in width by 23' 6" (7.16m) in length, enclosed by wire and timber fencing. Predominantly laid to gravel for ease of maintenance with paved patio area adjoining the property. The rear garden enjoys a good degree of privacy and backing onto sports fields. Pedestrian gated access to the rear. Residents parking nearby.

AGENTS NOTE

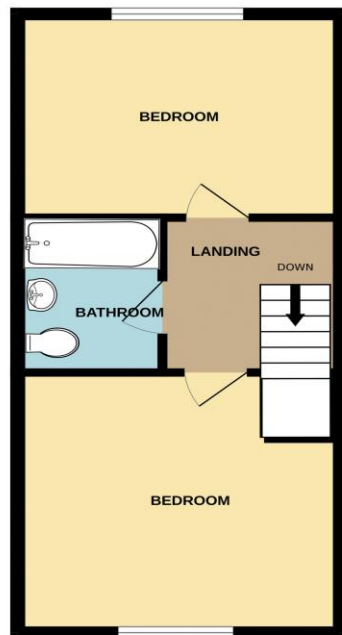
The tenure to the property is 'freehold' and we understand that there is an annual 'Residents Management' charge of £360.00 payable towards the costs of maintenance for the upkeep of the communal areas, entrances and boundaries etc. This amount is payable to Elmcroft Management Company. Please note the management charge can vary depending on works required. Full details can be obtained via your legal representative.



GROUND FLOOR



1ST FLOOR



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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