



GIBBINS RICHARDS 

1 Flint Close, Grange Meadows, Cannington, Nr. Bridgwater TA5 2SX

£365,000

GIBBINS RICHARDS 
Making home moves happen

A SUPERB newly constructed four bedroom detached family home offered in 'as new' condition throughout. The property is offered for sale with no onward chain and still benefits from the remainder of its new build warranties. The accommodation is fully double glazed and warmed by gas fired central heating and comprises in brief; entrance hall, sitting room, kitchen/dining room, ground floor WC and separate utility room. To the first floor a central landing leads to four bedrooms (master with en-suite shower room) and family bathroom. The property has a fully enclosed private garden to the rear, garage and off road parking to the side.

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

Located within the 'Grange Meadows' development, the property is ideally located within close proximity to village amenities and within easy access to the nearby town of Bridgwater. 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.

- BRAND NEW HOME / NEVER LIVED IN
- FOUR BEDROOMS
- GARAGE / PARKING
- NEW BUILD WARRANTIES
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- WALKING DISTANCE TO VILLAGE AMENITIES
- GROUND FLOOR WC / FAMILY BATHROOM / EN-SUITE SHOWER ROOM

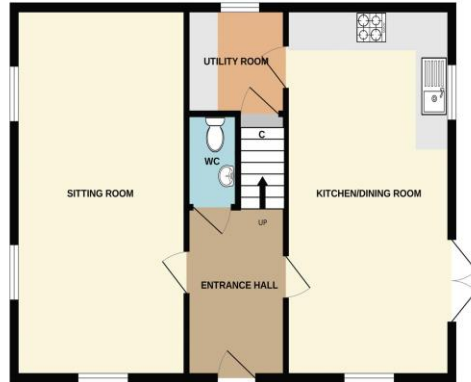




Entrance Hall	13' 6" x 6' 7" (4.12m x 2.01m) Doors to sitting room, kitchen/dining room and WC. Stairs to first floor.
Sitting Room	22' 4" x 11' 5" (6.80m x 3.49m) Dual aspect windows.
Kitchen/Dining Room	22' 4" x 11' 0" (6.80m x 3.36m) Dual aspect windows. Double opening French doors to rear garden.
Utility Room	6' 7" x 6' 5" (2.01m x 1.95m) Understairs storage cupboard. Window to side.
WC	Modern white suite comprising low level WC and wash hand basin.
First Floor Landing	Doors to four bedrooms and family bathroom. Hatch to loft.
Bedroom 1	13' 8" x 13' 6" (4.16m x 4.12m) Side aspect window. Built-in wardrobes.
En-Suite Shower Room	6' 3" x 4' 2" (1.9m x 1.28m) Side aspect obscure window. Low level WC, wash hand basin and walk-in shower.
Bedroom 2	11' 10" x 11' 7" (3.60m x 3.54m) Side aspect window. Built-in cupboard.
Bedroom 3	11' 10" x 10' 8" (3.60m x 3.26m) Front aspect window.
Bedroom 4	11' 0" x 8' 10" (3.36m x 2.69m) Rear aspect window.
Family Bathroom	6' 11" x 6' 3" (2.12m x 1.90m) Side aspect obscure window. Fitted with a white three piece matching suite.
Outside	To the side of the property is a driveway providing off road parking and leading to SINGLE GARAGE. There is a fully enclosed garden to the rear with is predominantly laid to lawn. Small paved patio area and timber pedestrian gate providing direct access to driveway/garage.
AGENTS NOTE	This property is subject to an annual 'Estate Charge' of approximately £212.03 payable to Remus towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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.

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