

3 Willow Court

Wilkins Road, Bridgwater, Somerset, TA6 4XZ



**PRICE: Offers in the Region Of
£205,000**

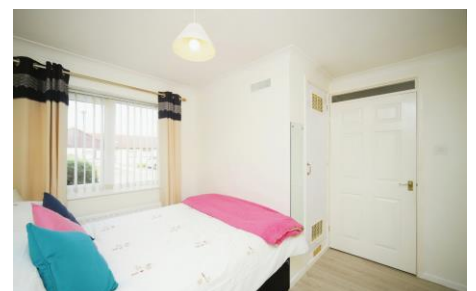
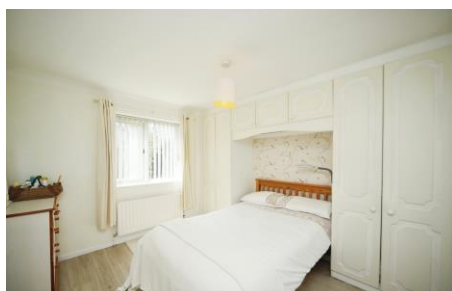
Lease: FREEHOLD

Property Description:

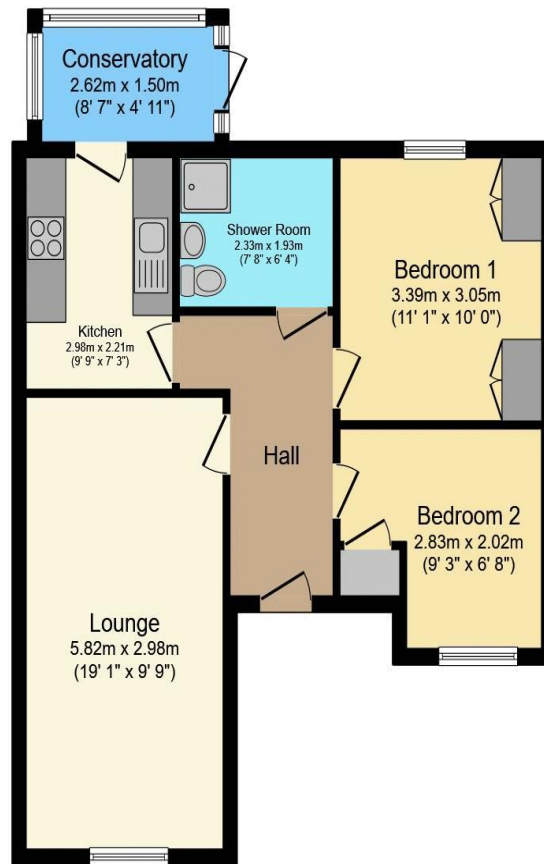
A WELL PROPORTIONED TWO BEDROOM MODERN RETIREMENT BUNGALOW WITH PARKING SPACE Willow Court comprises of 43 bungalows. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 55 years or in the case of a couple 55 years and 50 years.

Development Manager
Communal Lounge
24 hour emergency Appello call system
Minimum Age 55
FREEHOLD

Service Charge - £2,841.02 per annum



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 59.5 m² (641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/3/25

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£2,841.02

Council Tax Band:

C

Event Fees:

0% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.