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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



5 Tutors Way, South Woodham Ferrers, CM3 5FB

£175,000

A one-bedroom bungalow for those aged 55 and over, located in a quiet and established area of South Woodham Ferrers. It's a practical and comfortable home designed for a simple, relaxed lifestyle. The main living space is a bright lounge, large enough to be a comfortable sitting area. The room is a blank canvas, with plenty of natural light. The kitchen is functional and well-kept, with the red tiles providing a warm, colourful focal point. The bedroom is a good size, with ample storage and the shower room has a clean, modern finish. The bungalow is situated within walking distance of local shops and amenities and is close to the train station for easy connections. This home is being offered without a chain, making for a straightforward purchase. It's ready to be moved into and made your own. Externally, the bungalow benefits from well-maintained communal gardens, a communal residents' lounge, an on-site estate manager available weekdays from 9 am to 1 pm, and care-line assistance in each bungalow. Energy rating: TBC - Council Tax Band C. Tenure Leasehold. A new 99 year lease will be granted on completion of the purchase via the management company Anchor Hanover. Ground Rent: Peppercorn. Service Charge £211 PCM



ACCOMMODATION

Entrance Hall

Lounge: 13' x 9'1 (3.96m x 2.77m)

Kitchen: 9'10 x 5'4 (3.00m x 1.63m)

Bedroom: 9'3" x 8'11" plus built in wardrobes (2.84m x 2.72m plus built in wardrobes)

Modern shower room

EXTERIOR

Communal garden

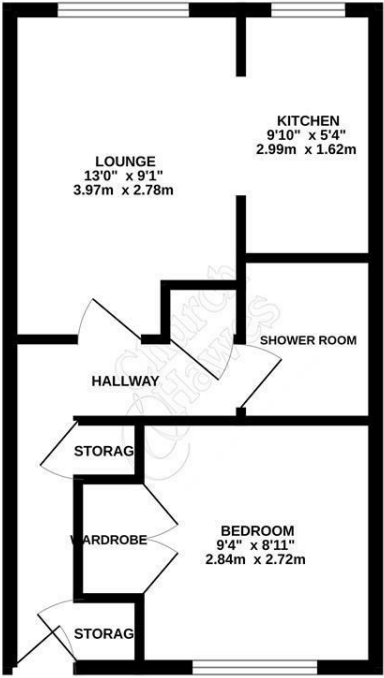
Residents parking

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 375 sq.ft. (34.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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