



23 Anson Way, Bridgwater TA6 3TB  
£169,950

GIBBINS RICHARDS   
Making home moves happen

**\* Peaceful Dockside Location \* Enclosed Rear Garden \*  
Over 55s Development \***

Situated in a pleasant position within Bridgwater popular dockside development, backing onto Brewery Field, this well presented two bedroom house is offered for sale with no onward chain. Specifically designed for the over 55s, the property offers comfortable, low maintenance living in a convenient and peaceful setting.

**Tenure: Leasehold / Energy Rating: D / Council Tax Band: B**

The accommodation comprises in brief of an entrance hall, fitted kitchen and a spacious sitting/dining room with doors opening onto the enclosed rear garden. To the first floor are two bedrooms and a wet room. The property benefits from full uPVC double glazing, electric heating, allocated parking for residents nearby and a private enclosed rear garden.

Over 55s development

No onward chain

Pleasant dockside location backing onto Brewery Field

Spacious sitting/dining room

Two bedrooms and wet room to first floor

Electric heating

Total floor area - 767 sq.ft (71.2 sq.m) approx.

|                     |                                                                                                                                                                                              |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall       | 12' 1" x 6' 2" (3.68m x 1.88m) Stairs rising to first floor. Door to understairs cupboard. High level electric fuse board.                                                                   |
| Kitchen             | 8' 5" x 8' 3" (2.56m x 2.51m) Front aspect window. Fitted with a modern range of matching eye and low level units. Stainless steel sink drainer unit. Serving hatch through to sitting room. |
| Sitting Room        | 17' 7" x 14' 8" (5.36m x 4.47m) (maximum) Window and door to rear garden.                                                                                                                    |
| First Floor Landing | Doors to two bedrooms and wet room. Hatch to loft. Door to airing cupboard with factory lagged hot water tank and timber slat shelving.                                                      |
| Bedroom 1           | 14' 8" x 10' 2" (4.47m x 3.10m) Rear aspect window.                                                                                                                                          |
| Bedroom 2           | 14' 11" x 7' 7" (4.54m x 2.31m) Front aspect window.                                                                                                                                         |
| Wet Room            | 7' 8" x 4' 8" (2.34m x 1.42m) Three piece suite, low level WC, pedestal wash hand basin and walk-in shower area.                                                                             |
| Outside             | Storm porch and cupboard to the front. Fully enclosed rear garden.                                                                                                                           |

#### AGENTS NOTE

The property is offered under a 'leasehold' tenure. The length of the Lease is 999 years from 25th December 1981. The Ground Rent is £5 per annum and the Service/Maintenance Charges are approximately £2,588.08 per annum. It is a condition of purchase that any resident/s must be over the age of 55 years. Full details of the Lease and charges etc. should be sought via your legal representative.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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 £40 + VAT (£48) **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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