



ANSON WAY

Bridgwater, TA6 3TB

Price Guide £75,000

Tamlyns

PROPERTY DESCRIPTION

Situated in the tucked away development of Anson Way, this sought-after and high-demand development with just a short distance away from the town centre, this one-bedroom ground floor retirement apartment is offered to the market for the over 55's.

With no-onward chain and requires modernisation, this apartment comprises of Living/dining room, Kitchen, Bathroom and a generous double bedroom.

Outside has a beautiful put together communal garden and non allocated parking spaces for residents and guests.

Situation

*1 Bedroom *1 Bathroom * Kitchen/Dining Room *Guest Street Parking *Communal Gardens *No Onward Chain

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Accommodation

All sizes are approximate.

Entrance Hall

12'5" x 3'4" (3.795m x 1.038m)

Doors to all rooms, mounted electric heater, consumer unit, smoke alarm and telephone intercom.

Living Room

16'7" x 10'7" (5.061m x 3.239m)

Dual aspect double glazed window to side and rear, electric mounted storage heater and electrical sockets with door into:

Kitchen

12'7" x 5'10" (3.850m x 1.798m)

Double glazed window to side with upper and lower units, access door to storage cupboard

Bedroom

12'8" x 10'8" (3.885m x 3.270m)

Double bedroom with dual aspect double glazed windows, mounted electrical heater with electric sockets.

Bathroom

9'4" x 5'11" (2.866m x 1.814m)

Double glazed window to front, WC, sink basin and standing shower/wet room with mounted electrical heater and towel rail.

Exterior

Communal gardens and residents parking

Tenure

999 years from 25th of December 1981.

Maintenance charges: £620 per quarter and a additional £5.00 per year.

Council Tax

A

Material Information...

Additional information not previously mentioned

- Mains electric & Water
- Heating electric room heating.
- Mains Sewerage.
- No Flooding in the last 5 years
- Broadband and Mobile signal coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

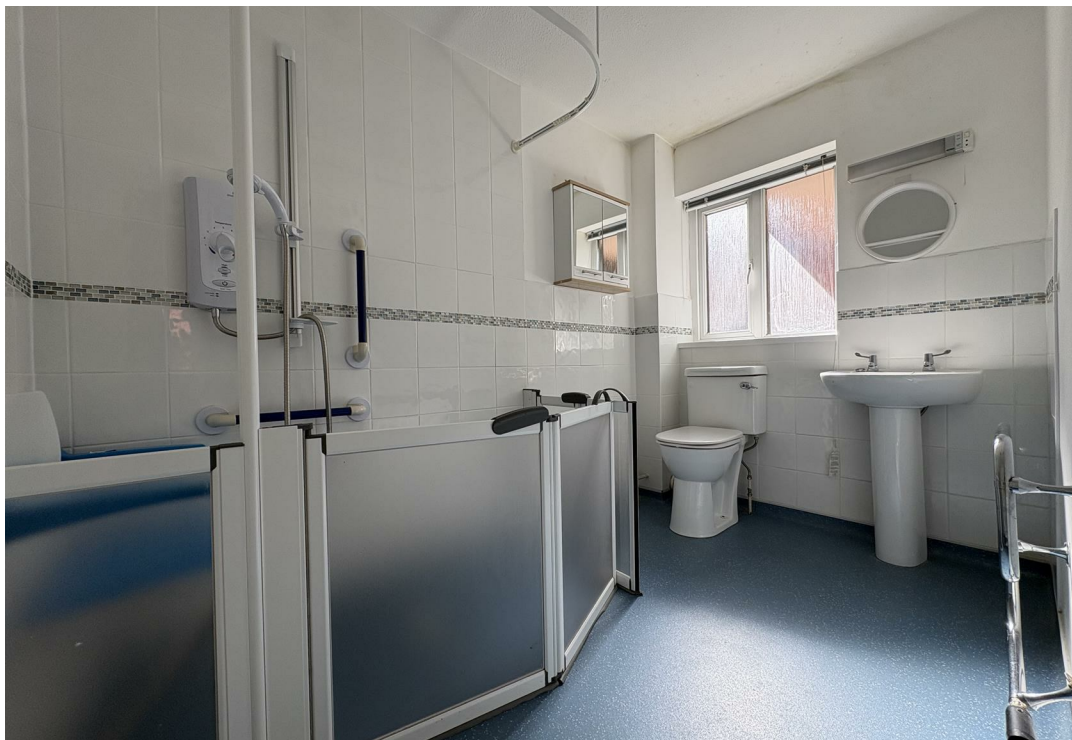
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

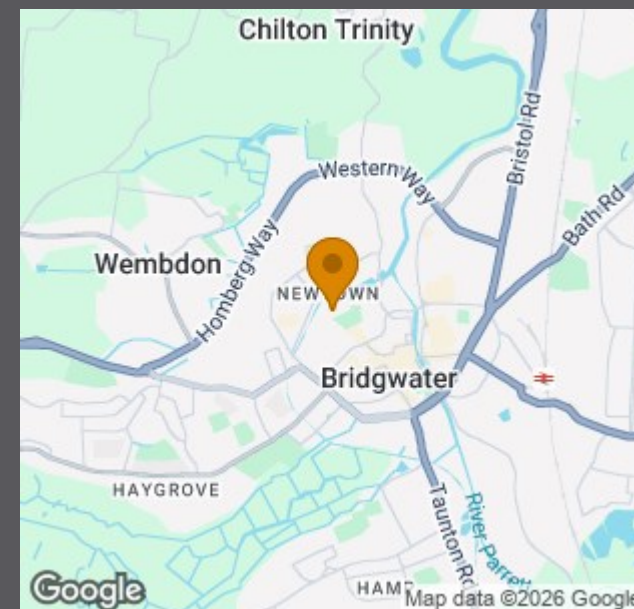
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PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.
3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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