





GIBBINS RICHARDS 
Making home moves happen



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33 Anson Way, Bridgwater TA6 3TB
£77,500

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A spacious and well proportioned one bedroom ground floor retirement apartment for the over 55s situated in a tucked away complex within easy walking distance to the town centre. The property itself is offered for sale with NO ONWARD CHAIN. The property is warmed by electric heating and has access to the communal lounge and launderette facilities, communal gardens and residential parking. The accommodation comprises in brief; entrance hall, sitting room, kitchen, bedroom and bathroom.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: A

The property is located within easy access to the town centre and the many amenities Bridgwater offers. Bridgwater itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN

OVER 55'S

COMMUNAL GARDENS

COMMUNAL LOUNGE & LAUNDERETTE

LEASEHOLD

WALKING DISTANCE TO LOCAL SHOPS & AMENITIES

GROUND FLOOR

Entrance Hall	Doors to all rooms. Storage cupboard.
Sitting Room	14' 1" x 10' 6" (4.3m x 3.2m) Front aspect window.
Kitchen	8' 6" x 5' 7" (2.6m x 1.7m) Front aspect window. Fitted units with integrated electric oven and hob.
Bedroom	13' 5" x 10' 6" (4.1m x 3.2m) Rear aspect window.
Bathroom	9' 2" x 5' 11" (2.8m x 1.8m) Rear aspect window. Low level WC, wash hand basin and bath with overhead shower.
AGENTS NOTE	<p>The property is offered under a 'leasehold' tenure. The length of the Lease is 999 years from 25th December 1981. The Ground Rent is £50 per annum and the Service/Maintenance Charges are £2,588 per annum.</p> <p>We understand Anson Way is fitted with a Bristol Care Line system to most properties within the complex. However, you will need to contact them directly to set this up at the property, further information can be sought via your legal representative.</p> <p>It is a condition of purchase that any resident/s must be over the age of 55 years.</p>



TOTAL FLOOR AREA - 431 sq.ft. (40.0 sq.m.) approx.
We advise every offeror has been made to ensure the accuracy of the figures contained herein. Measurements of areas, volumes, weights and other data are approximate and do not constitute a contract. The actual measurements of the property may vary from those shown on the plan. The actual measurements of the property may vary from those shown on the plan. The actual measurements of the property may vary from those shown on the plan.



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 £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.