

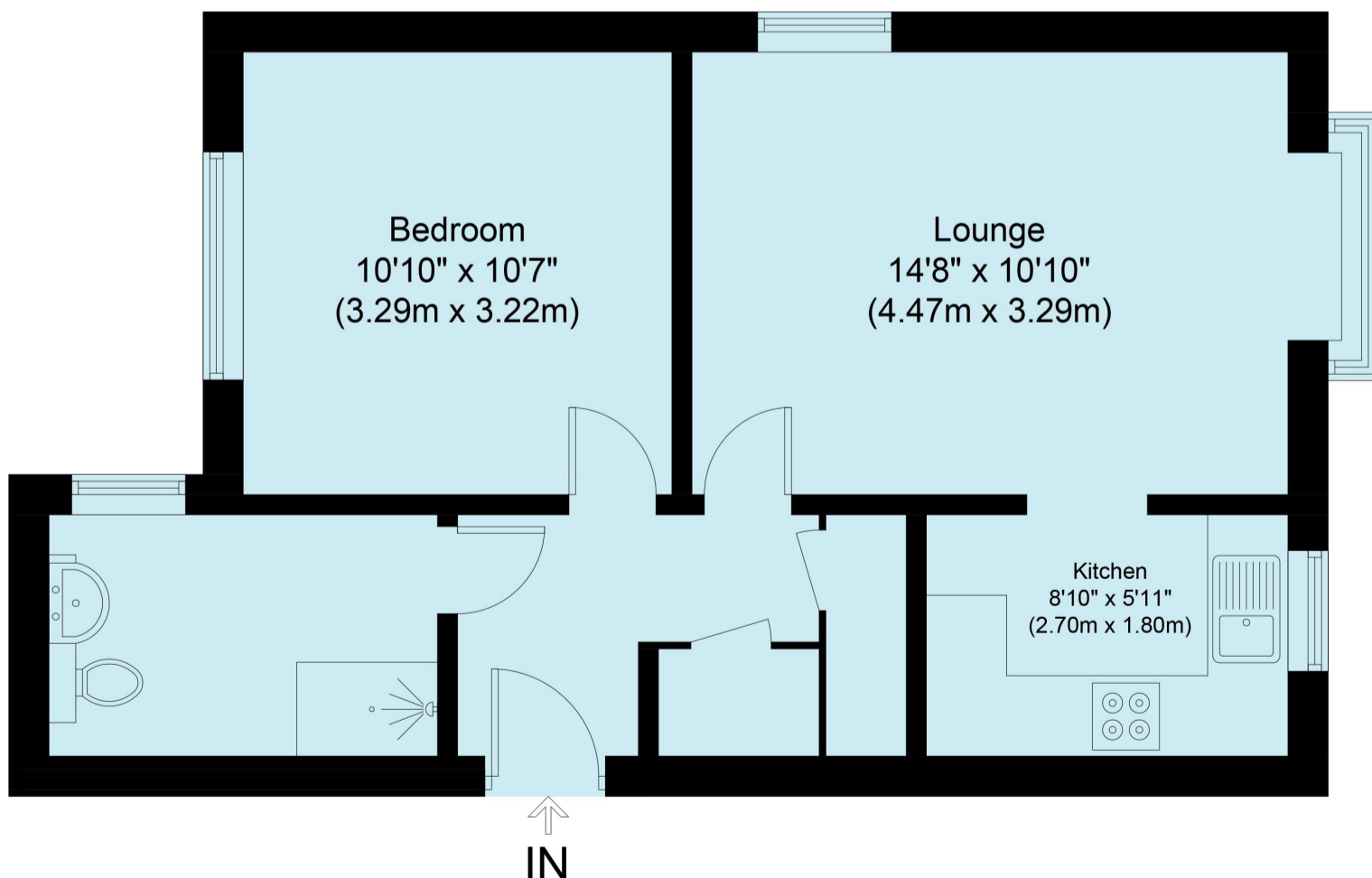


Anson Way
 Bridgwater, TA6
 £89,950 Leasehold

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Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID1152470
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

This one bedroom first floor apartment is offered for sale for independent living, benefitting from a built-in electric stairlift to the first floor and residents' parking for occupants 55 and over.

- First floor one bedroom apartment
- For occupants 55 years and over
- Over 14' living room
- Bedroom
- Kitchen
- Shower room
- Communal lounge and laundry service
- Residents' car parking
- No onward chain

THE PROPERTY:

The property is a well presented one double bedroom first floor apartment served by electric heating. The development benefits from residents' parking and is offered to the market with no chain.

There is a communal lounge, laundry service and also a House Manager, Monday to Friday 8.30am-1pm.

The accommodation comprises an electric stairlift to the first floor landing and access to the main apartment where there is an entrance hall, two storage cupboards and the lounge/dining room which benefits from front and side aspect windows. There is a separate kitchen with a range of high and low level units, built-in oven and hob and plumbing for a washing machine along with a double glazed window.

The apartment has a large bedroom with night storage heater and separate double shower cubicle, with an electric shower, vanity basin, WC and a heated towel rail.

LOCATION: The property is a five minute level walk to town centre with its full range of amenities including retail, educational and retail facilities and is located on the much sought after Bridgwater Marina area. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith. Junction 23 provides easy access to the M5 motorway.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold by private treaty.

Leasehold details: 956 years remaining on lease. Service charges £594.42 per quarter. Ground rent £5.00 per annum.

Construction: Brick cavity.

Services: Mains water, mains electricity, mains drainage, electric heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 100Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely
We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in December 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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