

LOCATION: Priory House is situated within close walking distance of the town centre yet in a tucked away position. Wellington itself offers a good range of shops, educational, leisure and sports facilities including Sport Centre with its own swimming pool and bowling club. Wellington town centre offers a wide range of independently run shops and larger national stores including the well renowned Waitrose.

DIRECTIONS: From our Wellington town centre office proceed in the Taunton direction passing through the Longforth traffic lights taking the second turning on the right after the Parish Church. Immediately turn left into Priory Gardens. Follow the road around to the left where Priory House is on the left hand side with access to the rear.

LEASE DETAILS: No.7 Priory House benefits from a 999 year lease which commenced on 1st January 1989. The service charge is currently £120 per month to include the buildings insurance, gardens and grounds maintenance, cleaning of common areas, maintenance of the exterior of the building, window cleaning and a sinking fund to pay for the planned maintenance programme.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

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

Property Location: w3w.co.uk/lawn.tickets.trophy

Council Tax Band: B

Construction: Brick construction with a render skin under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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

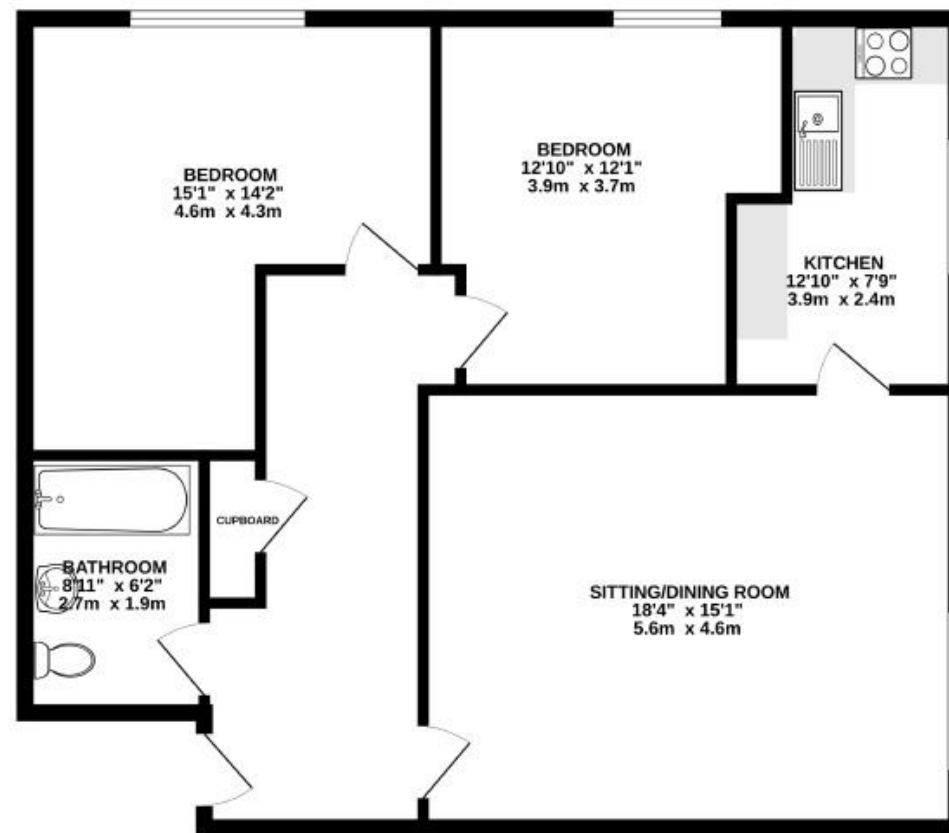
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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.

FIRST FLOOR FLAT
872 sq.ft (81.0 sq.m) approx



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
 Made with Mettigon 12/2020

This two bedroom Grade II Listed flat situated close to Wellington town centre benefits from gas fired central heating, off-road parking and far reaching views.

An ideal first time buy or investment opportunity and offered to the market with NO ONWARD CHAIN.

The property comprises in brief; a hallway leading to the principal rooms with the living/dining room benefitting from a view of the front gardens and access into the kitchen which offers plenty of wall and base units for storage with contrasting worktops and tiled splashbacks. There is a fitted single oven with a four ring hob and extractor above. There is space for a washing machine and fridge freezer and this room also houses the boiler.

There are two double bedrooms which are served by the family bathroom with a shower over the bath. Furthermore, there is a spacious storage cupboard off the hallway.

Externally, there is a gravel area with allocated parking for one vehicle with well tended communal gardens.



- First floor apartment
- Two bedrooms
- Recently decorated
- Large windows
- Far reaching views
- Period property – Grad II Listed
- Allocated parking space