



LOCATION: Bishops Court is situated a pleasant stroll from Wellington town centre which offers an excellent selection of shopping and recreational facilities to include a Sports Centre with swimming pool. Wellington benefits from a good range of both independently run shops and larger national stores such as the well renowned Waitrose.

DIRECTIONS: From our town centre office proceed in the Exeter direction. On approaching the main town centre traffic lights turn right into North Street and continue along. The entrance to Bishops Court can be found on the left hand side just past the Victoria Arms public house.

LEASEHOLD INFORMATION: The tenure of the property is Leasehold with a 125 year lease, commencing in 1992. There is an annual maintenance charge of approximately 3260.00 per annum. The ground rent is approximately £428.00 per annum. Purchasers/occupants are to be of an age of 55 years or over. We understand that pets are not permitted. At the point of re-selling the property, a contribution is payable to the ongoing sinking fund equating to 1% to First Port of the sale price and 1% to Estates and Management of either the original purchase price or the sale price (whichever is the lowest figure).

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, electric heating

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

Property Location: w3w.co.uk/paddle.handbags.swan

Council Tax Band: B

Construction: Traditional cavity construction under a tiled 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

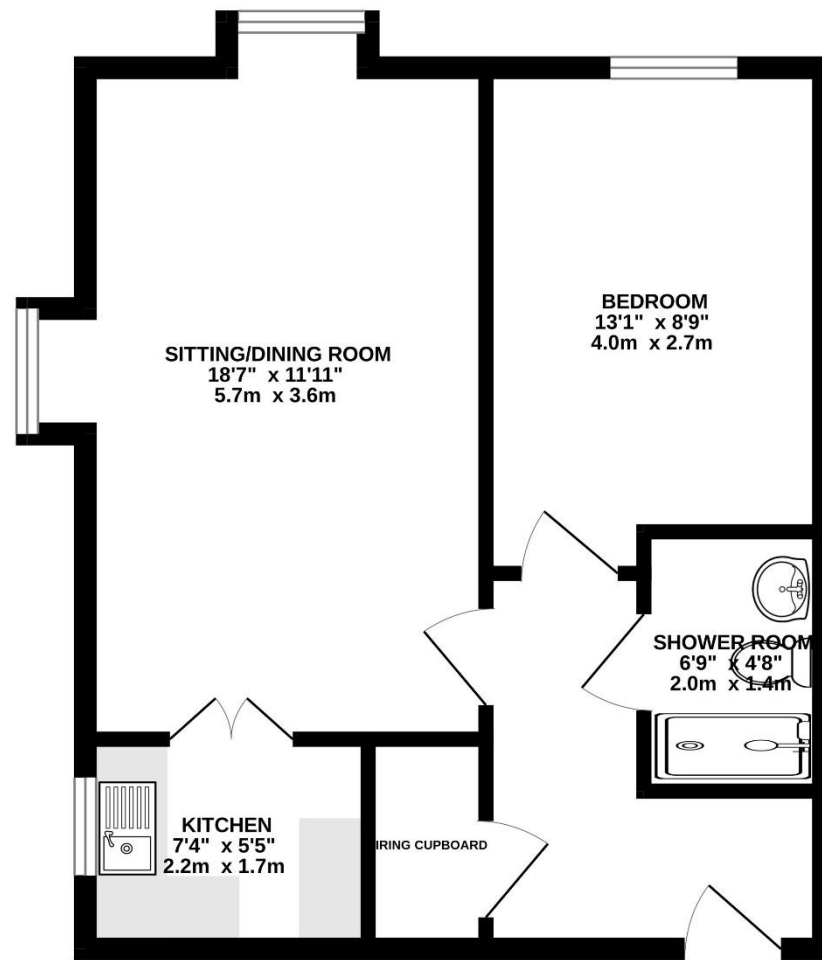
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

SECOND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 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 mis-statement. 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.
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This purpose built one-bedroom retirement apartment is marketed for those over 55 years of age, situated within the heart of Wellington ideal for all local amenities. Offered to the market with **NO ONWARD CHAIN**.

Positioned on the second floor, the apartment offers well designed light and airy accommodation for ease of comfort. Features of the development include a daytime warden control, security door entry system, laundry room, communal sitting room and internal lift.

The apartment briefly comprises an entrance hallway with a useful storage cupboard. The sitting room benefits from two bay windows allowing plenty of natural light to fill the room and leads to the kitchen which wall and base units for storage with tiled splashbacks, a stainless steel sink and space for a fridge/freezer and free standing oven.

The bedroom is generous in size and looks out to the front of the property. Completing the internal accommodation is a contemporary shower room complete with a double walk-in shower cubicle and white suite including a useful vanity unit.

Externally the property enjoys the use of the communal garden and parking which is on a first come first served basis.



- **NO ONWARD CHAIN**
- **One bedroom**
- **Second floor apartment**
- **Located close to all amenities**
- **Residents parking**
- **Communal gardens**
- **24/7 Emergency call system**

