



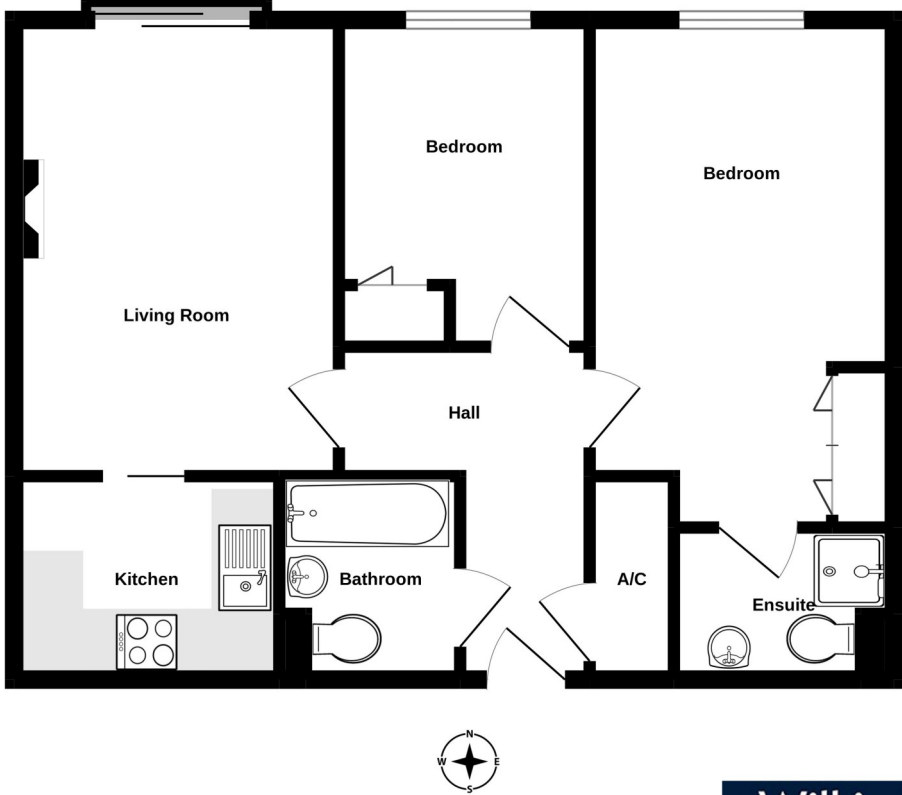
**35 Beech Court**  
Taunton, TA1 4BH  
£99,500 Leasehold

			
2	1	2	EPC

**Wilkie May  
& Tuckwood**

Floor Plan

2nd Floor



**Wilkie May  
& Tuckwood**

**SECOND FLOOR:** LIVING ROOM: 10'4" x 14'7" (3.14m x 4.44m), KITCHEN: 8'4" x 6'6" (2.54m x 1.98m), BEDROOM ONE: 16'2" x 9'8" (4.92m x 2.94m),  
EN-SUITE SHOWER ROOM: 6'10" x 6'2" (2.08m x 1.87m), BEDROOM TWO: 7'11" x 10'4" (2.41m x 3.14m), BATHROOM: 6'4" x 5'9" (1.93m x 1.75m)



# Description

A well presented, two bedroom second floor retirement apartment set within walking distance of Taunton town centre. With communal gardens and residents parking that is served on a first-come, first-serve basis.

The property is double glazed throughout, is heated via electric heating, is offered to the market with no onward chain and benefits from a newly extended lease.

- Over 55s Accommodation
- Close To Town Centre
- Electric Heating
- Double Glazing
- Residents Parking On A First-Come First Serve Basis
- Communal Gardens



Internally, the property comprises in brief; entrance hallway, living room with sliding patio doors onto a Juliette balcony, a fitted kitchen with a range of matching wall and base units and space for fridge/freezer and cooker. There are two bedrooms, both with built-in wardrobes, a master en-suite shower room and a separate bathroom.

Externally, there are beautifully kept communal gardens and a residents parking area that is administered on a first-come, first-serve basis.

Within Beech Court, residents have the use of three guest suites (subject to charges), communal laundry, a residents lounge, conservatory and kitchen. There is also the benefit and peace of mind of an on-site resident manager.



## GENERAL REMARKS AND STIPULATION

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

**Lease Information:** Lease Length: 159 years from 1st June 1989 (124 years remaining). Service Charge: £4,746.96 per annum approx. Ground Rent: £150 p/a.

**Services:** Mains water with meter, mains electricity, mains drainage, electric heating.

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

**Property Location:** [w3w.co/donor.stump.fire](https://www.w3w.co/donor.stump.fire)

**Council Tax Band:** C

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice & data likely available with Three, O2 & Vodafone. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—low.

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 November 2022. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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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