



17 Beech Court

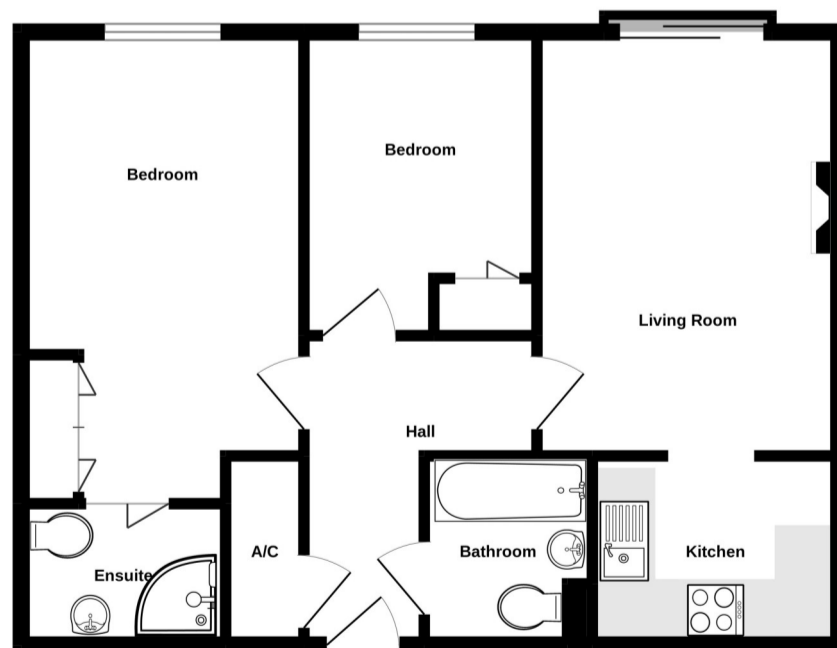
Taunton, TA1 4BH

£115,000 Leasehold

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**Wilkie May
& Tuckwood**

Floor Plan



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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& Tuckwood**

FIRST FLOOR: LIVING ROOM: 10'3" x 14'6" (3.12m x 4.41m), KITCHEN: 8'4" x 6'4" (2.54m x 1.93m), BEDROOM ONE: 16'2" x 9'8" (4.92m x 2.94m),

EN-SUITE SHOWER ROOM: 7'1" x 4'9" (2.15m x 1.44m), BEDROOM TWO: 7'11" x 10'5" (2.41m x 3.17m), BATHROOM: 6'4" x 5'7" (1.93m x 1.70m)

WM&T

Description

This two bedroom first floor retirement apartment for the over 55's is situated in the heart of Taunton town centre and is offered to the market with vacant possession.

- Over 55's Accommodation
- 2 bedrooms
- Residents Parking
- Close To Town Centre
- No Onward Chain



This two bedroom first floor retirement apartment for the over 55's is situated in the heart of Taunton town centre and is offered to the market with vacant possession. The property, which benefits from uPVC double glazing and electric heating, is offered to the market in excellent decorative order and has been enhanced by the refitting of the kitchen, bathroom and en-suite over the years.

In brief, the accommodation comprises of living room, fitted kitchen with matching wall and base units, integrated electric oven, hob and extractor with space for a fridge. There are two bedrooms (master with en-suite) and a bathroom. The development of Beech Court consists of 49 apartments with an on-site residents manager, communal lounge and laundry, as well as a guest suite and residents parking.

WM&T



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold by private treaty with vacant possession on completion. Lease Information: Lease Length: 99 years from 1st June 1989. Service Charge: TBC. Ground Rent: TBC

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

Local Authority: Somerset West and Taunton Council, Deane House, Belvedere Road, Taunton, Somerset, TA1.

Property Location: w3w.co/safe.levels.grass

Council Tax Band: C

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.

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 PROPERTY MISDESCRIPTIONS ACT 1991 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.