



## 4 Cedar Falls

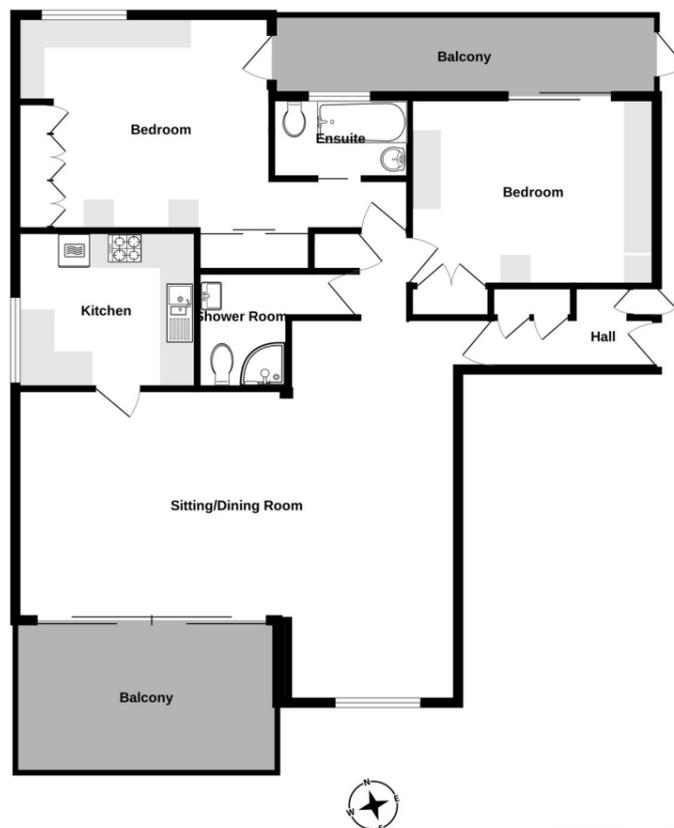
Bishops Lydeard, TA4 3HR

£225,000 Leasehold



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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FIRST FLOOR:** ENTRANCE HALL, SITTING/DINING ROOM: 25'7" x 21'11" max (7.79m x 6.68m max), KITCHEN: 9'0" x 10'6" (2.74m x 3.20m),

BEDROOM ONE: 15'7" x 12'7" (4.74m x 3.83m), EN-SUITE BATHROOM: 8'1" x 4'9" (2.46m x 1.44m), BEDROOM TWO: 14'1" x 11'7" (4.29m x 3.53m),

MAIN SHOWER ROOM: 6'3" x 4'9" (1.90m x 1.44m)

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## Description

The property comprises a spacious two double bedroom first floor apartment situated within the 45 acre grounds of the former Cedar Falls health spa and hotel.

The property, which is situated in a purpose-built block of 10 apartments we believe was constructed in the mid-1980s and is served by a lift to all floors.

Number 4 is a spacious and well presented two double bedroom apartment with uPVC double glazing and modern electric heating.

The property is further enhanced by two private balconies and has views of the surrounding golf course and the steam trains of West Somerset Railway. The village cricket ground is situated adjacent to the grounds. The property overlooks the walled garden to the rear. There is a residents fruit/vegetable garden in an area to the front of the building.

- Two Double Bedrooms With Bathrooms
- uPVC Double Glazing And Modern Electric Heating
- Single Garage With Electric Door Plus Additional Parking
- Two Private Balconies To North And South
- No Onward Chain



In brief, the accommodation comprises; front door leading into entrance hall. There is a large, light and airy sitting/dining room with doors leading out onto a private balcony that overlooks a lovely walled garden and has views towards the Brendon Hills. A modern fitted kitchen can be found off the living room and comprises of a range of matching wall and base units, roll edge work surfaces and splashbacks with integrated double oven, electric hob and space for a washer dryer and fridge/freezer. There are two double bedrooms. The principle bedroom has an en-suite bathroom and fitted furniture (including drawers and wardrobes) as well as a glazed door with access to a second private balcony.

The second bedroom also has a full suite of fitted furniture and also has patio doors giving access to the balcony. From this balcony, there are lovely views towards the Quantock Hills. A shower room completes the accommodation. The property has copious storage space and benefits from a communal storage area located in the basement. Externally, there are beautifully kept grounds including a private residents garden to the rear of the block. A single garage with electric door can be found close by along with additional parking.

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### GENERAL REMARKS AND STIPULATION

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

**Lease Information:** Lease Length: 999 years from 1984 (960 years remaining).

Service Charge: £2,564 p/a. Ground Rent: £120 p/a approx.

**Agents Note:** We understand that there is a restriction in the lease that doesn't permit children under the age of 12 years to reside at the property.

**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/harmlessly.squeaks.bound](http://w3w.co/harmlessly.squeaks.bound)

**Council Tax Band:** E

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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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