



31 Anney Court

Taunton, TA1 3TE

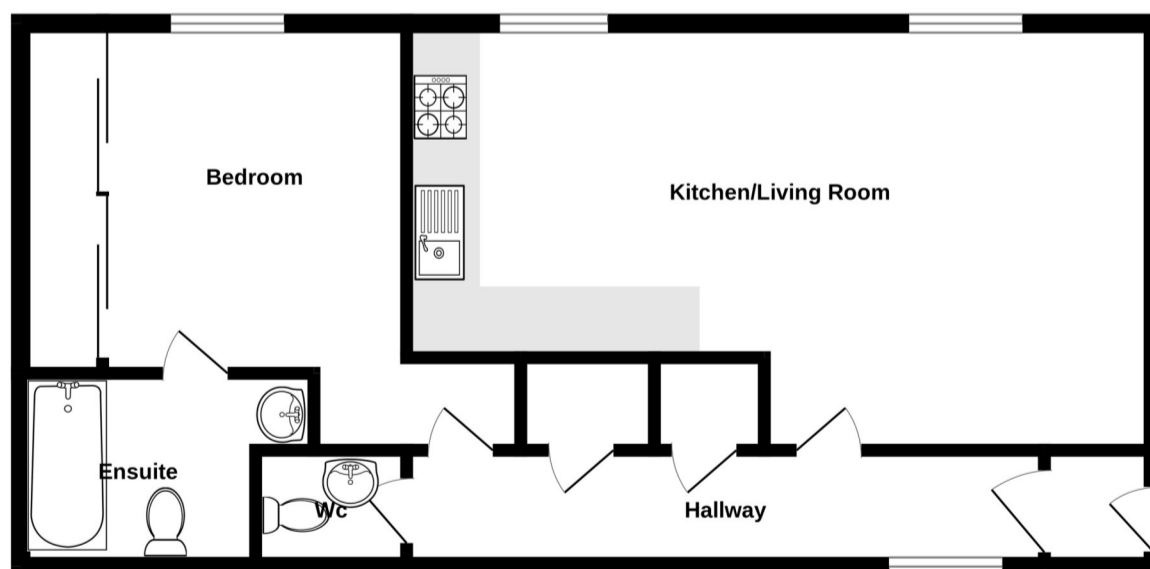
£149,950 Leasehold



**Wilkie May
& Tuckwood**

Floor Plan

2nd Floor



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**

SECOND FLOOR: SITTING ROOM/KITCHEN: 22'8" x 12'10" max (6.90m x 3.91m max), BEDROOM ONE: 10'6" x 9'9" (3.20m x 2.97m),

EN-SUITE BATHROOM: 5'11" x 6'4" (1.80m x 1.93m)

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Description

Situated in a secure gated development and beautifully maintained landscaped gardens, is this second floor one bedroom converted apartment.

The property, which benefits from gas fired central heating, is currently let and achieving a monthly rental return of £675pcm.

Anney Court sits in the gated development of St Josephs Field, situated within easy reach of the town centre and a short distance to Vivary Park. The development comprises a mixture of converted apartments and modern homes constructed in 2005.

- Second Floor Apartment
- One Bedroom
- Secure Gated Development
- Gas Central Heating
- Allocated Parking
- Private Landscaped Gardens For Residents



31 Anney Court is a generous size one bedroom apartment offering light and airy accommodation. There is a spacious and open plan sitting room/kitchen. The kitchen area is fitted with a matching range of wall and base units, work surfaces and tiled splashbacks with integrated stainless steel oven, gas hob and extractor, space for a fridge/freezer and washing machine and a concealed wall mounted gas boiler.

There is a double bedroom with built-in storage and access through to an en-suite bathroom comprising of wc, wash hand basin, bath with tiled surround and thermostatic shower over. The property benefits from one allocated parking space located close by and, as previously mentioned, the property is set within beautifully kept landscaped gardens for residents.

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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 (984 remaining). Yearly Service Charge: £2,298.56 p/a.

Yearly Reserve Fund: £945.37 p/a. Ground Rent: NIL. Please contact us for further information.

Agents Note: The original building is Grade II Listed.

Agents Note: We understand that there is an application with the Land Registry for the property to become a share of the Freehold

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/face.tunnel.sentences

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 July 2023. 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.



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