



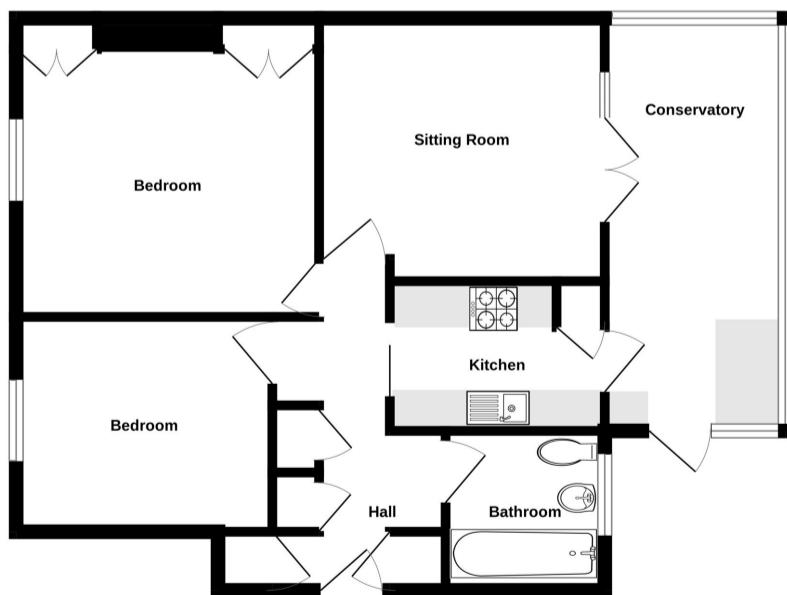
63a George Street
 Taunton, TA2 7DG
 £180,000 Leasehold

			
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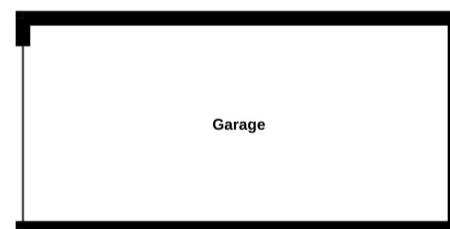
Wilkie May & Tuckwood

Floor Plan

Ground Floor



Garage



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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GROUND FLOOR: ENTRANCE HALLWAY, SITTING ROOM: 11'4" x 10'4" (3.45m x 3.14m), KITCHEN: 7'8" x 7'8" max (2.33m x 2.33m max),

CONSERVATORY: 16'1" x 8'4" (4.90m x 2.54m), BEDROOM ONE: 12'2" x 10'5" (3.70m x 3.17m), BEDROOM TWO: 10'4" x 8'5" (3.14m x 2.56m), BATHROOM: 6'7" x 5'3" (2.00m x 1.60m)

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Description

A spacious and well presented, two bedroom ground floor flat conveniently situated just a short walk from Taunton train station.

The property benefits from its own private rear garden, a driveway providing off-road parking for two cars, a single garage and a conservatory extension.

The accommodation is warmed via a gas fired central heating system and is uPVC double glazed throughout.

- Two Bedrooms
- Ground Floor
- Conservatory
- Private Rear Garden
- Single Garage
- Off-Road Parking x2
- Gas Central Heating
- uPVC Double Glazed



The property comprises in brief; double glazed front door leading into an entrance hallway with several good size storage cupboards. From the hallway there are doors providing access into the living room, kitchen, both bedrooms and the bathroom. The living room has uPVC double glazed French doors providing access into the conservatory which is a good size room with an aspect over the rear garden, a wall mounted gas radiator plus access in the kitchen and the outside. The kitchen is fitted with a selection of matching wall and base storage units with roll edge work surfaces above, there is an integrated electric oven with integrated four ring gas hob and extractor fan above, space and plumbing for a dishwasher, space for an undercounter fridge and a stainless-steel sink with hot and cold mixer tap.

There are two double bedrooms, the master bedroom with two good size integrated wardrobes. The accommodation is completed with a family bathroom comprising low level wc, wash hand basin and panelled bath with shower over. Externally, the rear garden is laid predominantly to lawn with an area of decking and gravel chippings. Alongside the property there is a driveway providing off road parking for two cars plus a single garage with power and an up-and-over door.

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GENERAL REMARKS AND STIPULATIONS:

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

Lease Information: Lease Length: 189 years (127 years remaining). Service Charge: £398.95 p/a. Ground Rent: £120.00

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/happy.grow.builds

Council Tax Band: B

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 January 2024. 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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