



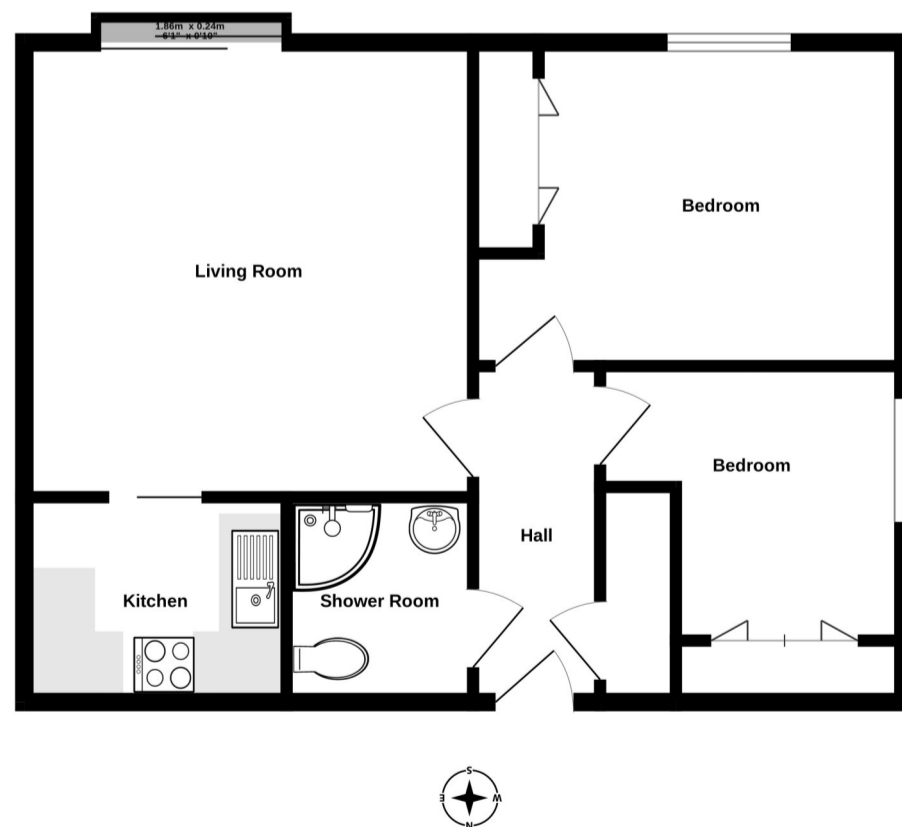
12 Beech Court
 Tower Street, TA1 4BH
 £95,000 Leasehold

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**Wilkie May
 & Tuckwood**

Floor Plan

Ground 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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GROUND FLOOR: COMMUNAL ENTRANCE HALLWAY, ENTRANCE HALLWAY, SITTING ROOM: 14'5" x 14'3" (4.39m x 4.34m), KITCHEN: 8'4" x 6'5" (2.54m x 1.95m),
 BEDROOM ONE: 13'7" x 10'3" max (4.14m x 3.12m max), BEDROOM TWO: 9'6" x 8'5" max (2.89m x 2.56m max), SHOWER ROOM: 6'3" x 5'7" (1.90m x 1.70m)

Description:

A well presented, two bedroom ground floor retirement apartment set within walking distance of Taunton town centre.

With communal gardens and residents parking. Offered to the market with vacant possession and no onward chain.

- Two Bedrooms
- Ground Floor Flat
- Retirement Specific (Over 55s)
- Overlooking Communal Gardens
- Residents Car Parking Available
- Town Centre Location
- Electric Heating
- Double Glazing
- No Onward Chain



A two bedroom ground floor apartment set in a popular retirement development for the over 55s and within close walking distance of Taunton town centre. The property is double glazed throughout and is heated via electric heating. Internally, the property comprises in brief; entrance hallway, living room with sliding patio doors onto Juliette balcony which overlooks the communal garden, a fitted kitchen with a matching range of wall and base units and space for fridge/freezer and cooker.

There are two bedrooms, both with built-in wardrobes, and a shower room comprising low level wc, wash hand basin and shower cubicle. Externally, there are beautifully kept communal gardens and a residents parking area. 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 a resident manager.

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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: 99 years from 1989. Ground Rent: TBC. Service Charge: TBC

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/script.marble.years

Council Tax Band: C

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

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

Flood Risk: Surface Water—low. Rivers & Sea—very low.

Agents Note: The main photo is of the main Beech Court building, not specifically number 12.

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 March 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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