



## 12 Snowberry Court

Taunton, TA1 2PZ

£130,000 Leasehold



**Wilkie May  
& Tuckwood**

## Floor Plan



GROUND FLOOR: ENTRANCE HALL

FIRST FLOOR: LIVING/DINING ROOM: 19'4" x 10'7" (5.89m x 3.22m), KITCHEN: 5'3" x 10'7" (1.60m x 3.22m), BEDROOM ONE: 13'3" x 8'8" (4.03m x 2.64m),

BEDROOM TWO: 6'8" x 10'4" (2.03m x 3.14m), BATHROOM: 7'4" x 6'6" (2.23m x 1.98m)

## Description

A two bedroom modern purpose built apartment situated close to amenities in the popular residential location of Holway.

The property, which is currently let and achieving a monthly rental of £675pcm, benefits from uPVC double glazing and electric storage heating and is further enhanced by a private allocated parking space.

- Two Bedrooms
- uPVC Double Glazing
- Electric Storage Heating
- Allocated Parking
- Close To Amenities



Internally, a front door leads into entrance hall with staircase rising to the first floor. There is a generous size living room with window giving front aspect and doorway through to a modern fitted kitchen. The kitchen comprises a range of matching wall and base units, roll edge worksurfaces and tiled splashbacks with stainless steel oven, electric hob, space and plumbing for a washing machine and a tall fridge/freezer.

Off the main hallway are two bedrooms and a family bathroom comprising of wc, wash hand basin, bath with tiled surround and electric shower over.

WM&T



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale leasehold by private treaty.

**Lease Information:** Lease Length: 999 years from 25th May 2004 (980 years remaining). Service Charge: £75 per month.

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

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

**Property Location:** [w3w.co/gossiped.quail.requests](http://w3w.co/gossiped.quail.requests)

**Council Tax Band:** B

**Broadband Availability:** Superfast with up to 50 Mbps download speed and 9 Mbps upload speed.

**Mobile Phone Coverage:** Voice & data likely with EE.

**Flood Risk:** Rivers & Sea—very low. Surface water—very low.

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 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.



rightmove

Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T