



160B Eastwick Road

Taunton, TA2 7HH

£139,995 Leasehold

  
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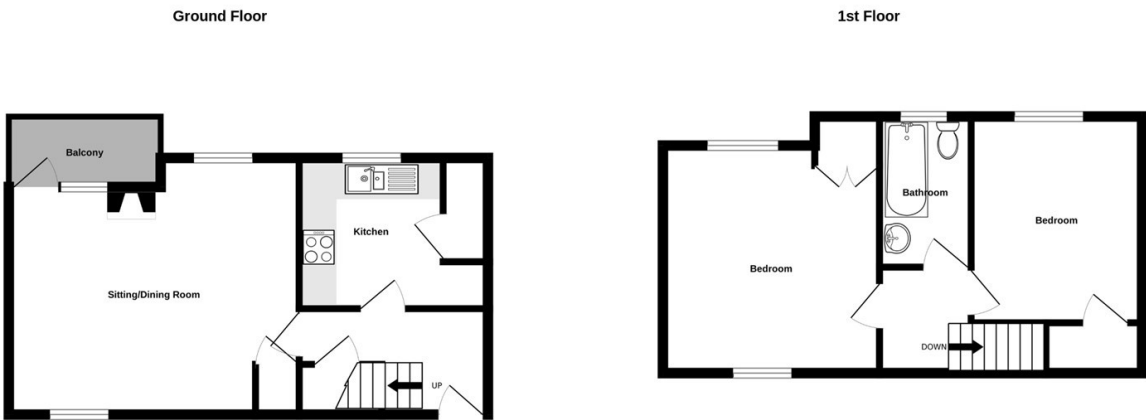
  
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Wilkie May  
& Tuckwood

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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Wilkie May  
& Tuckwood

**SECOND FLOOR:** SITTING/DINING ROOM: 16’3” x 13’1” (4.95m x 3.98m), KITCHEN: 7’11” x 8’0” (2.41m x 2.43m), BEDROOM ONE: 11’9” x 12’10” (3.58m x 3.91m),

BEDROOM TWO: 11’3” x 9’6” (3.42m x 2.89m), BATHROOM: 5’1” x 8’2” (1.54m x 2.48m)

# Description

A two bedroom second floor maisonette apartment offering spacious accommodation served by double glazing and gas fired central heating.

The property, which would make an ideal First Time Buyer or investment purchase, offers accommodation arranged over two floors and is offered to the market with no onward chain.

- Maisonette
- Two Bedrooms
- Gas Fired Central Heating
- Double Glazing
- On Street Parking
- No Onward Chain
- An Ideal First Time Buyer Or Investment Purchase



Internally, a front door leads into entrance hall with fitted kitchen off. The kitchen comprises of a matching range of wall and base units, roll edge work surfaces, integrated double oven with space for tumble dryer as well as space and plumbing for a washing machine and dishwasher.

From the entrance hall, there is a doorway through to a good size sitting room offering dual aspect windows ensuring a light and airy space with gas coal-effect fire, an attractive Portuguese marble hearth and surround and doors out to a small balcony. To the first floor are two generous size bedrooms (one of which houses the new boiler that was installed in 2018) and a family bathroom.



### GENERAL REMARKS AND STIPULATIONS:

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

**Lease Information:** Lease Length: 118 years remaining from 2025. Service Charge: £166.48 p/a approx. Ground Rent: £10 p/a approx.

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

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

**Property Location:** [w3w.co/frogjacket.mouse](https://w3w.co/frogjacket.mouse)

**Council Tax Band:** A

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

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

**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 November 2022. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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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