






52 Gladstone Street
Taunton, TA2 6LY
£135,000 Leasehold


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**Wilkie May
& Tuckwood**

Floor Plan

FIRST FLOOR: LIVING ROOM: 12'4" x 19'10" (3.75m x 6.04m), KITCHEN: 8'5" x 9'11" (2.56m x 3.02m), BEDROOM ONE: 10'7" x 10'8" (3.22m x 3.25m),
BEDROOM TWO: 10'6" x 10'7" (3.20m x 3.22m), BATHROOM: 5'1" x 5'8" (1.54m x 1.72m)

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Description

This two bedroom first floor apartment is set in a purpose built block to the North of the county town of Taunton and is offered to the market with vacant possession.

The property, which would benefit from some updating, benefits from uPVC double glazing and electric heating.

- First Floor Apartment
- Two Bedrooms
- uPVC Double Glazing
- Electric Heating
- Single Garage
- Communal Gardens
- Some Modernisation Required
- No Onward Chain



In brief, the spacious accommodation comprises; front door leading into entrance hall with doors to all principle rooms. There is a generous size living room with dual aspect windows to side and rear and an electric heater. The kitchen is fitted with a range of matching wall and base units, work surfaces and tiled splashbacks with space for cooker, washing machine and tall fridge/freezer.

There are two bedrooms to the front of the property (bedroom one with built-in wardrobe space) along with a family bathroom comprising of wash hand basin, bath with tiled surround as well as a separate wc. There is also a useful storage cupboard off the hallway. Externally, there are communal gardens and a single garage located in a block close by.

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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: Service Charges: £132.82 pcm (includes buildings insurance contribution, management fee and reserve fund contribution). Ground Rent N/A

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/gave.hill.behave

Council Tax Band: A

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

Mobile Phone Coverage: Indoor—limited voice & data with EE, Three & Vodafone; limited voice only with O2. 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 February 2025. 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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