



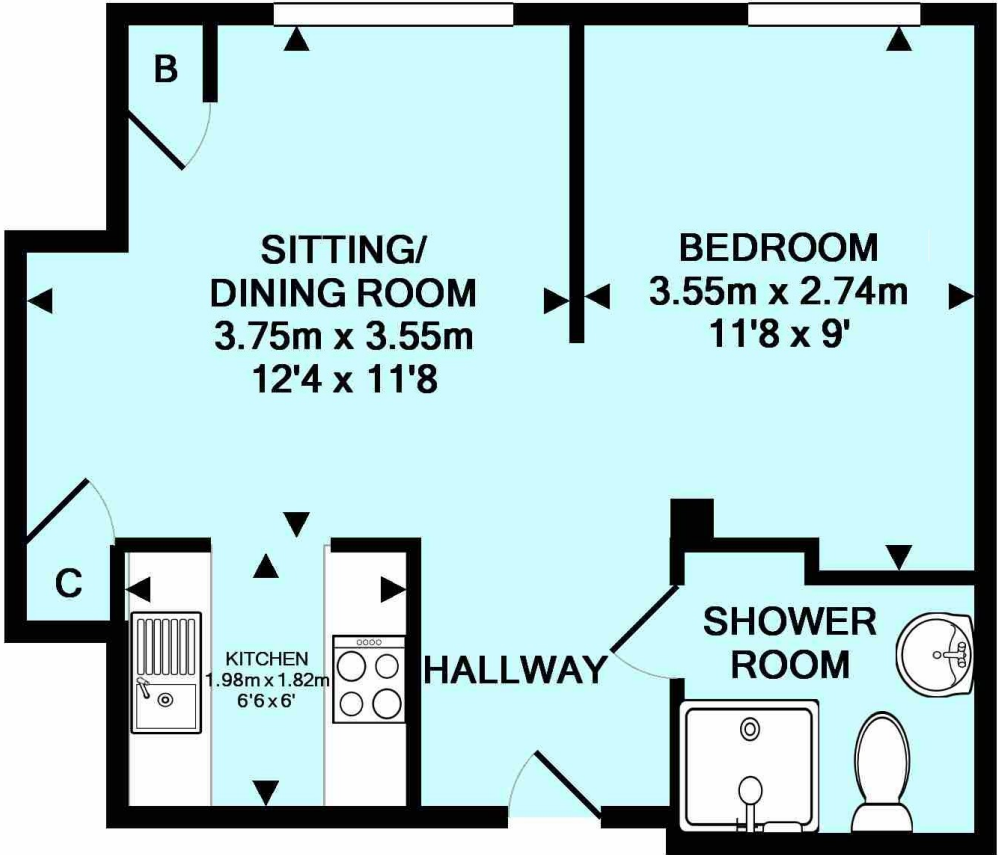
7 The Sidings

Wiveliscombe, TA4 2DX
OIEO £125,000 Leasehold

			
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Wilkie May
& Tuckwood

Floor Plan



TOTAL APPROX. FLOOR AREA 33.2 SQ.M. (357 SQ.FT.)

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Description

Situated in a tucked away position within the popular market town of Wiveliscombe is this well presented, one bedroom first floor flat.

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

The property has one allocated off-road parking space and is offered to the market with vacant possession and no onward chain.

- One Bedroom
- First Floor Flat
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Allocated Parking Space
- No Onward Chain
- Popular Market Town Location



The accommodation comprises in brief; communal front door with a secure keypad entrance and stairs rising to the first floor. A front door leads into the entrance hallway with doors to all principle rooms. The living room has a uPVC double glazed window with an aspect to the rear, a storage cupboard, a second cupboard housing the wall mounted gas boiler and there is access into the kitchen area. The kitchen is fitted with a range of matching wall and base storage units, worksurfaces with matching upstands, stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine, space for an undercounter fridge and an integrated electric oven with integrated hob and extractor fan above.

The shower room comprises; low level wc, wash hand basin, shower cubicle and a heated towel rail. The bedroom has a uPVC double glazed window providing aspect to the rear. Externally, there is one allocated off-road parking space as well as two visitors parking spaces.



GENERAL REMARKS AND STIPULATIONS:

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

Lease Information: Lease Length: Years remaining on lease: 991 years. Service Charge: £751.22 p/a. Ground Rent: Nil

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/powerful.awakening.exposing

Council Tax Band: A

Broadband Availability: Superfast with up to 80 Mbps download speed and 20 Mbps upload speed.

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

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

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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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