



Flat 2 Sutherland Court

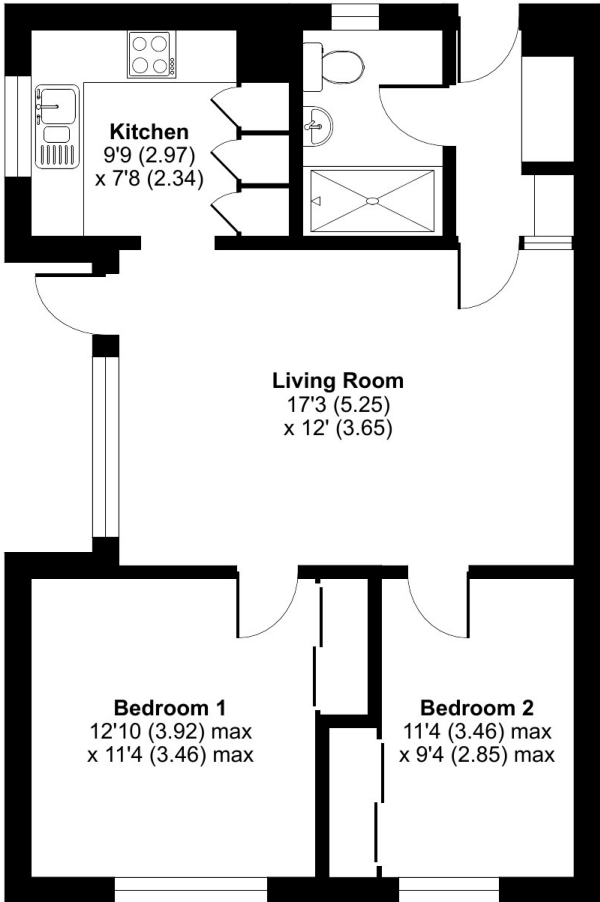
Windsor Close, TA1 4LL
£195,000 Leasehold

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**Wilkie May
& Tuckwood**

Floor Plan

Windsor Close, Taunton, TA1
Approximate Area = 621 sq ft / 57.7 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1268291 © nichecom 2025.

Description

A beautifully presented and considerably upgraded two bedroom ground floor apartment, with a private single garage located in a block close by, is set within the sought after residential location of Comeytrove to the West of Taunton.

The property is ideally situated for ease of access to amenities like the Comeytrove centre, as well as Musgrove Park Hospital and renowned primary and secondary schools.

Internally, the property has been renovated to a high standard with the installation of a brand new kitchen and shower room, as well as complete redecoration throughout with new carpets and new electric heating. The property is offered to the market with vacant possession.

- Ground Floor Apartment
- Two Bedrooms
- Double Glazing
- Electric Heating
- Sought After Residential Location
- Single Garage
- No Onward Chain



Internally, a front door leads into entrance hall. A generous size, light and airy living room is found in the middle of the apartment with doors to all principle rooms, except the shower room. There is a double glazed door giving access to outside, an electric heater and access through to a modern fitted kitchen. The kitchen has been completely refitted with a matching range of wall and base units, work surfaces and splashbacks with built-in oven, electric hob, space and plumbing for a washing machine and integrated fridge.

From the living room, there are doors to both bedrooms that have wardrobe space in each. A completely refitted shower room completes the accommodation and comprises of wc, wash hand basin, double walk-in shower with wall mounted shower and glass screen. Externally, as previously mentioned, there is a single garage located in a block close by.



GENERAL REMARKS AND STIPULATIONS:

- Tenure:** The property is offered for sale leasehold by private treaty with vacant possession on completion.
- Lease Information:** Lease Length: 999 years (940 years remaining). Service Charge: £1,328 p/a. 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:** woke.escape.festivity
- Council Tax Band:** B
- Broadband Availability:** Ultrafast with up 1000 Mbps download speed and 1000 Mbps upload speed.
- Mobile Phone Coverage:** Indoor—voice & data likely with O2 & Vodafone; limited voice & data with EE. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.
- Flood Risk:** Rivers & Sea—very low. Surface water—very low.
- Agents Note:** We understand that this property benefits from the share of the Freehold.

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 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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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