



11 Snowberry Court

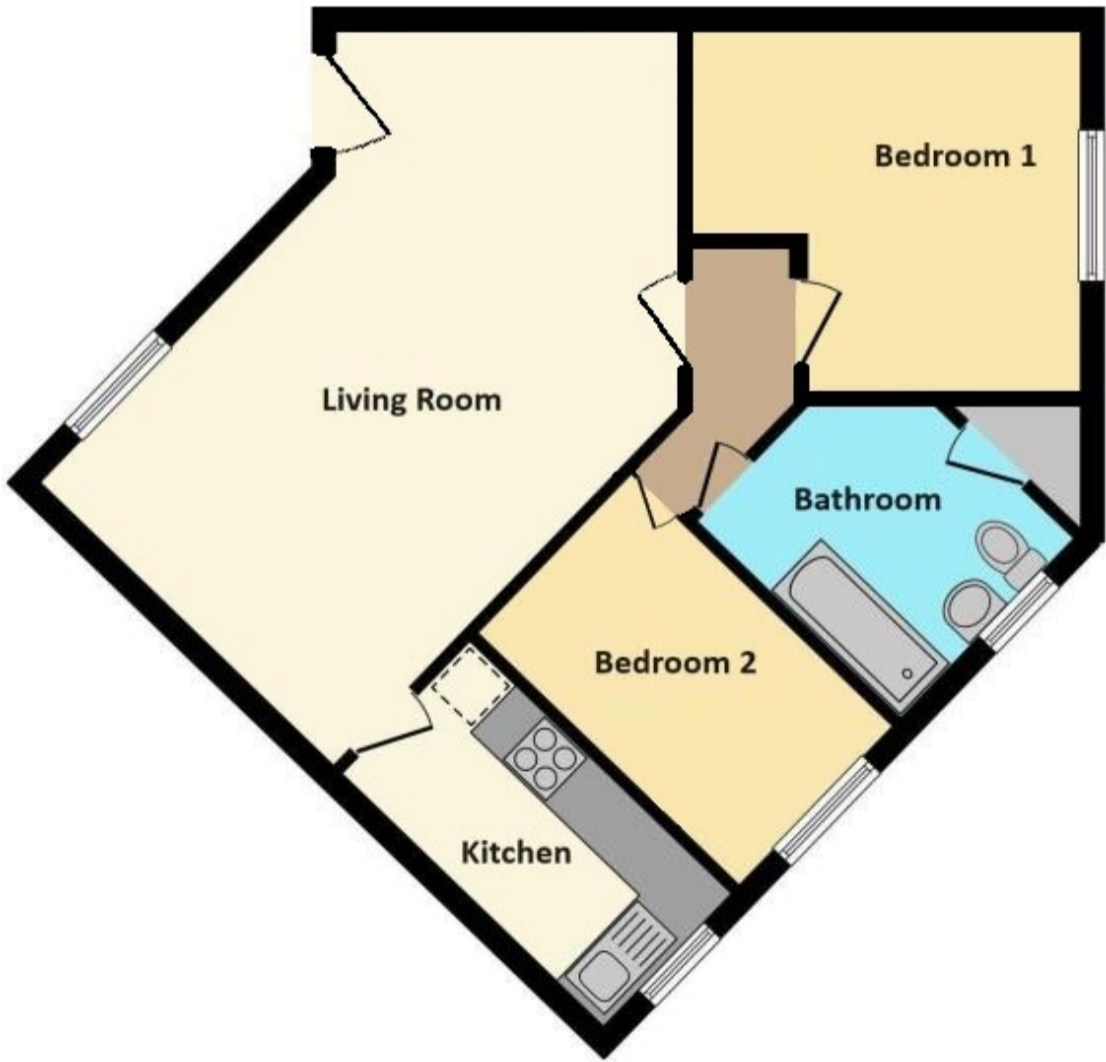
Taunton, TA1 2PZ

£135,000 Leasehold

			
2	1	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR: LIVING ROOM: 20'7" x 10'5" (6.27m x 3.17m), KITCHEN: 10'8" x 5'3" (3.25m x 1.60m), BEDROOM ONE: 13'2" x 11'4" (4.01m x 3.45m),

BEDROOM TWO: 10'7" x 6'7" (3.22m x 2.00m), BATHROOM

Description

A two bedroom ground floor apartment served by uPVC double glazing and electric heating, set close to amenities within the popular residential location of Holway.

The property, which is offered to the market with vacant possession, is situated on the ground floor and benefits from its own private entrance.

- Ground Floor Apartment
- Two Bedrooms
- uPVC Double Glazing
- Electric Heating
- Close To Amenities
- Off-Road Parking
- No Onward Chain



Internally, a front door leads into a generous size living room with front aspect window. A doorway leads through to a modern fitted kitchen comprising a range of wall and base units, work surfaces and tiled splashbacks with space for a cooker, tall fridge/freezer and washing machine.

From the living room, a further door runs through to an inner hall with doors to both bedrooms. A family bathroom completes the accommodation and comprises of wc, wash hand basin and bath with tiled surround and shower over. Externally, there is a private parking space located close by.



GENERAL REMARKS AND STIPULATIONS:

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

Lease Information: Years remaining on lease: 977. Service Charge: £750 p/a. Ground Rent: Peppercorn.

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/quarrel.blatantly.vertical](https://www.w3w.co/quarrel.blatantly.vertical)

Council Tax Band: B

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

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

Mobile Phone Coverage: Check <https://www.ofcom.org.uk/mobile-coverage-checker>

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 September 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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