

From the agent has not tested any fixtures, 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 of the agent's statement concerning the services and fixtures and fittings from their solicitor.

8. Financial Easement: At the time that an offer has been made and passed this information to the seller. Such information will include where the prospective buyer needs to sell a property, requires a mortgage, owns liability of his funds for buying the property and pass this information to the seller. Such information will include where the prospective buyer needs to find out from the source and prospective buyer or seller of the funds.

Code of Practice for Residential Estate Agents. Effective from 1 August 2011

the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-relundable payment and cannot be refunded should purchase cease to continue. It can be known that we receive a payment benefit of not more than £50+VAT. Offers can only be accepted by our administrator in the event of a complaint. Fee of £20+VAT (£24) per buyer will be required in order to process measurements and photographs taken and details of the vendor. A no responsibility can be accepted for any expenses incurred by whichever in relation to this property or the vendor.

the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty.

intending purchasers should not rely on these statements or representations of fact, but are advised to inspect each of them. 3. No person in 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct but may correct overall description for the guidance of purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessors ought to seek their own professional advice.

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 substantial

Flood Risk: Surface water - Very low Rivers & Sea - Very low

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

Broadband Availability: Ultrafast up to 1000 Mbps download & 200 Mbps upload

Council Tax Band: B

Property Location: <https://what3words.com/stump.scaans>

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

Services: All mains services, mains electricity, mains water, mains sewerage

Tenure: Leasehold

GENERAL REMARKS AND STIPULATIONS:



89 Waterside House
Abbey Close, TA1 1AN
£165,000

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| 2 | 1 | 1 | B |
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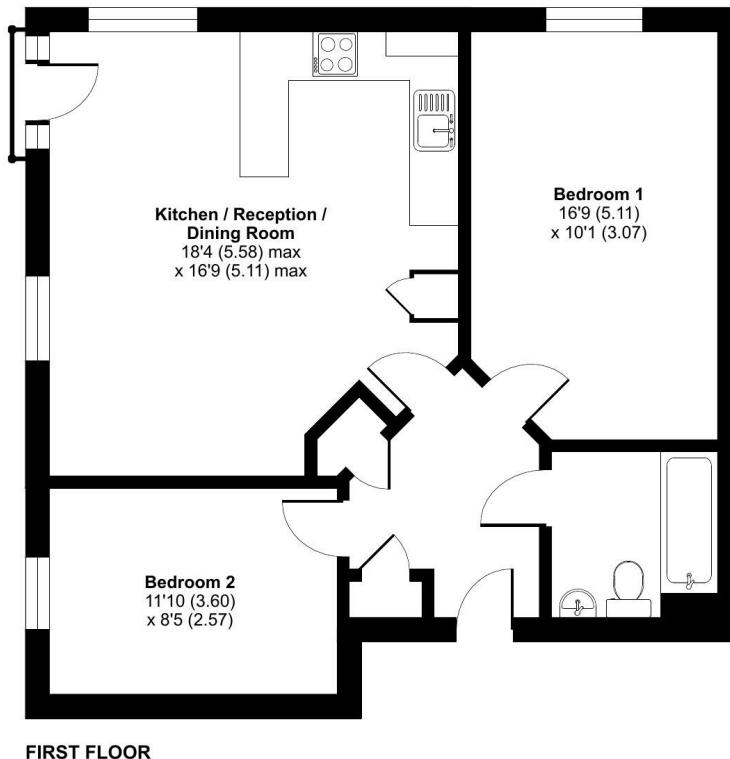
**Wilkie May
& Tuckwood**

Floor Plan

Abbey Close, Taunton, TA1

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1403338

WM&T

Description

- Two Bedrooms
- Gated Development
- Secure/Allocated Parking
- Vacant Possession
- Double Glazing
- Gas Fired Central Heating
- Views Over Taunton Towards The Quantock Hills

Offered to the market with vacant possession is this spacious and well presented, two-bedroom apartment.

The property which is situated on the fourth floor and is accessible by a lift is uPVC double glazed throughout and is warmed via a gas fired central heating system.

From the apartment, there are far-reaching views over Taunton and towards the Quantock Hills. The property is situated in a gated development and has secure, allocated car park.



The property comprises in brief; secure communal entrance hallway with an intercom system, stairs leading up to the upper floors and a lift providing access to all floors. A private front door leads into the entrance hallway with doors providing access into all rooms and two full height storage cupboards. The open-plan living room/kitchen has views towards The Quantock Hills and a Juliette balcony. The kitchen offers a selection of matching wall and base storage units, roll edge work surfaces, integrated electric oven with a four-ring gas hob and extractor fan above, space for a fridge/freezer, space and plumbing for a washing machine, 1 & ½ bowl

stainless steel sink with hot and cold mixer tap. There are two double bedrooms and a family bathroom comprising low level wc, wash hand basin, panelled bath with shower over and a heated towel rail. Externally, the property is set in a gated development with a ground level car park. There is one, allocated, off-road parking space within the car park.

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