



GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Leasehold  
**Services:** All mains services, mains gas, mains electricity, mains water, mains sewerage  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY  
**Property Location:** <https://what3words.com/stump.stove.scans>  
**Council Tax Band:** B  
**Broadband Availability:** Ultrafast up to 1000 Mbps download & 200 Mbps upload  
**Mobile Phone Coverage:** <https://www.ofcom.org.uk/mobile-coverage-checker>  
**Flood Risk:** Surface water - Very low  
Rivers & Sea - Very low

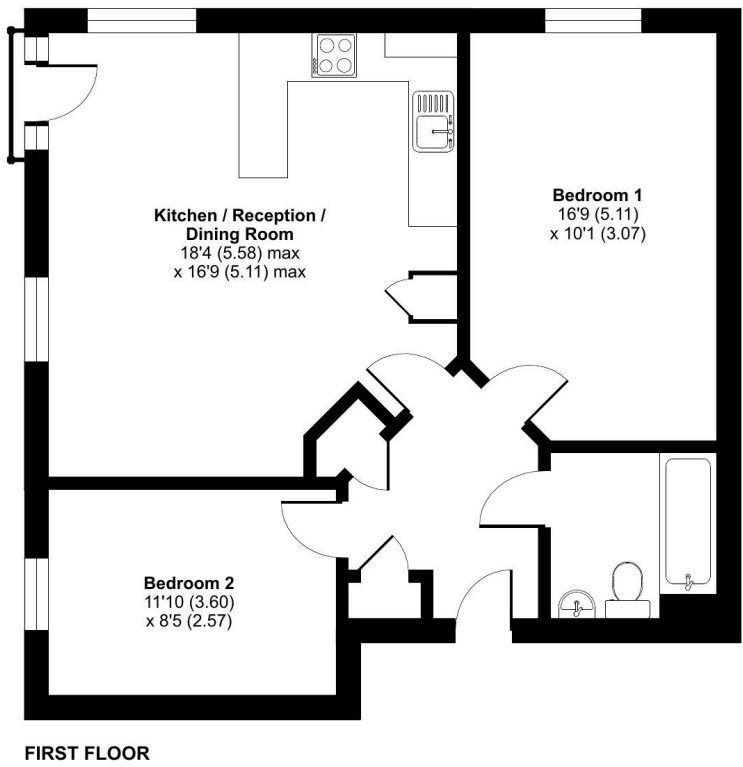
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or 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 or 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 measurements are approximate and have been taken by Nichicom. 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 should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. 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. 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.



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). © n3cheom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1403338



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.

