



5 Thomas More Court
 Priory Avenue, TA1 1WW
 £249,950 Leasehold

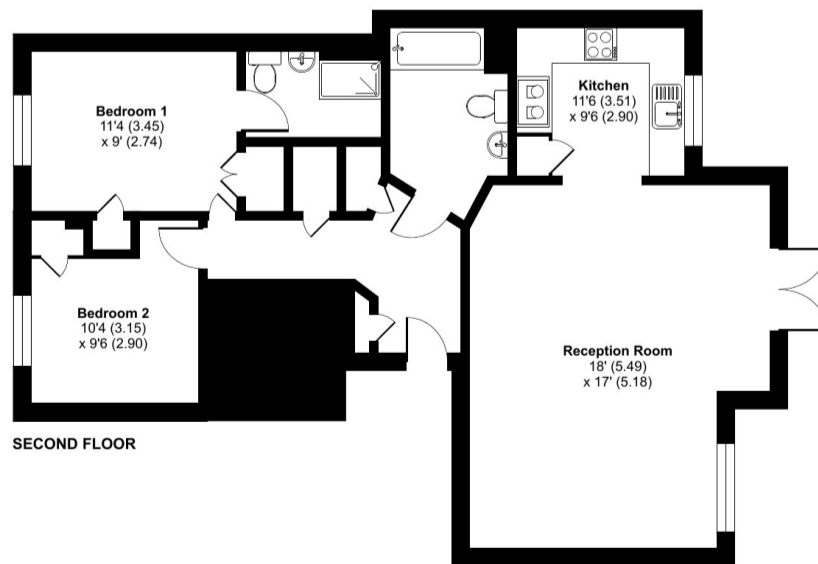
			
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Wilkie May & Tuckwood

Floor Plan

Thomas More Court, Priory Avenue, Taunton, TA1

Approximate Area = 847 sq ft / 78.6 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). © richcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1231078

Description

Situated just a stone's throw away from Taunton town centre is this two bedroom, second floor apartment situated in a secure gated development.

The apartment, which was built in 2006, has high quality fittings and fitments, uPVC double glazing throughout and a mains gas fire central heating system.

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

- Two Bedrooms
- Second Floor Apartment
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- Secure & Gated Development
- Off-Road Parking Space
- Town Centre Location
- No Onward Chain



The accommodation comprises in brief; communal front door leading into entrance hall with stairs rising to the first and second floor plus a lift up to all floors. The front door of the apartment leads into an entrance hallway with hatch to loft space, three storage cupboards and doors leading into all principle rooms. The living room is a good size and has a double glazed Juliet balcony overlooking the rear. The kitchen is found off the living room and has a selection of matching wall and base storage units, roll edge work surfaces, 1 & ½ bowl stainless steel sink with hot and cold mixer tap, integrated fridge/freezer, integrated washer/drier, integrated dishwasher, integrated electric double oven and an integrated four ring gas hob with extractor fan above.

The two double bedrooms both have windows overlooking the front and integrated wardrobes. The main bedroom has an en-suite shower room with low level wc, wash hand basin and shower cubicle. The accommodation is completed with a family bathroom comprising low level wc, wash hand basin and panelled bath. Externally, there is one allocated off-road parking space. Additionally, there are two visitor parking spaces.

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GENERAL REMARKS AND STIPULATIONS:

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

Lease Information: Lease Length: 125 years from 2006. Service Charge: £1,720.51 p/a. Ground Rent: £125 p/a.

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/fork.goes.foam

Council Tax Band: C

Broadband Availability: Fast with up to 76 Mbps download speed and 15 Mbps upload speed.

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

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

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 January 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.

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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