





## 31 Lower Holway Close, TA1 2LN

Situated in the sought after Holway area of Taunton and just a short stroll from the town centre (under 2 miles away), this generously-sized one-bedroom first-floor apartment is offered with no onward chain. Upon entering the property, you'll find a secure communal door that leads to a bright hallway with stairs rising to the apartments front door. The entrance hallway boasts three storage cupboards, providing ample space for storage and organisation. As you make your way into the living area, you'll find a large lounge with a rear-facing window and an opening into the kitchen. The kitchen is equipped with a range of eye and base units, ample space for appliances, and a front-facing window. The apartment also features a generous double bedroom and a modern white bathroom suite. Additional features include double glazing and gas heating, ensuring a comfortable living space all year round. With its convenient location, local amenities. This property is ideal for an investment opportunity or first time buyer.

### Key Features

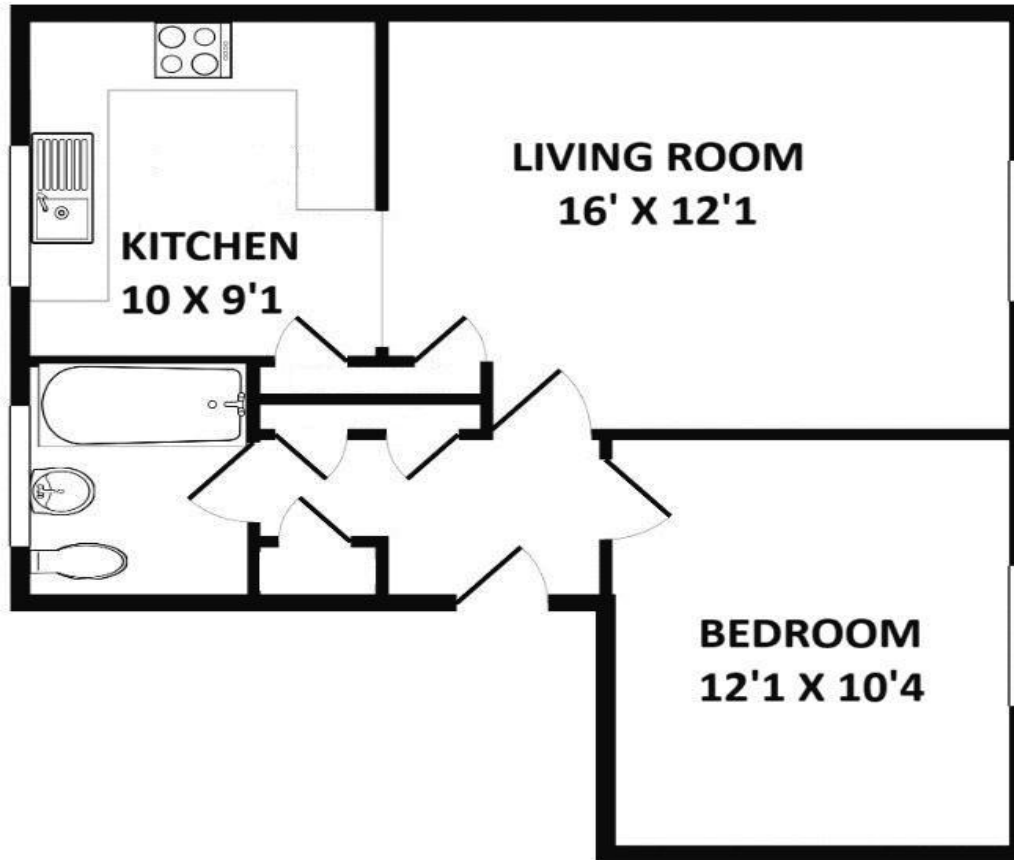
- A generous first floor flat
- One large double bedroom
- Located less than 2 miles from the town
- Close to local shops and services
- Double glazing
- Gas heating
- Kitchen and bathroom
- Communal gardens and parking spaces
- Outside storage shed
- No Chain







## 31 Lower Holway Close, TA1 2LN



**Tenure:** Leasehold

**Tax band:** A

**Property Location:**  
[what3words.com/smaller.clicker.apple](http://what3words.com/smaller.clicker.apple)

**Services:** The property is connected to mains sewerage, water, gas and electricity.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Council Tax / Domestic Rates	A
Asking price	£120,000
Tenure*	Leasehold

**Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Property type	Flat / Apartment
Property construction	Standard
Number and types of room	As per floorplan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> FTTC (Fibre to the cabinet)
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Voice likely on O2, data limited on O2, EE, Vodafone and Three
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Service charges, ground rents, estate rent charges – please ask the agent



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.