





## Inkerman Court, South Street, Taunton, TA1 3FD

An excellent opportunity for a first-time buyer or an investor to acquire a modern first-floor apartment conveniently situated just off the town centre. Built by Venture Property, the property is accessed via a secure, gated entrance exclusive to residents, providing both privacy and security. Within this small development, comprising of 14 properties in total, a shared entrance with stairs leads to the first-floor apartment. Upon entering, you'll find a spacious, open-plan lounge with a kitchenette area to one side and front-facing window that fills the room with natural light. A door from the living area leads to a generously sized double bedroom, which benefits from a walk-in wardrobe. The modern bathroom features a white suite with a shower over the bath. The apartment benefits from double glazing and gas central heating and is offered with no onward chain. Early viewing is highly recommended, as this property is unlikely to be available for long.

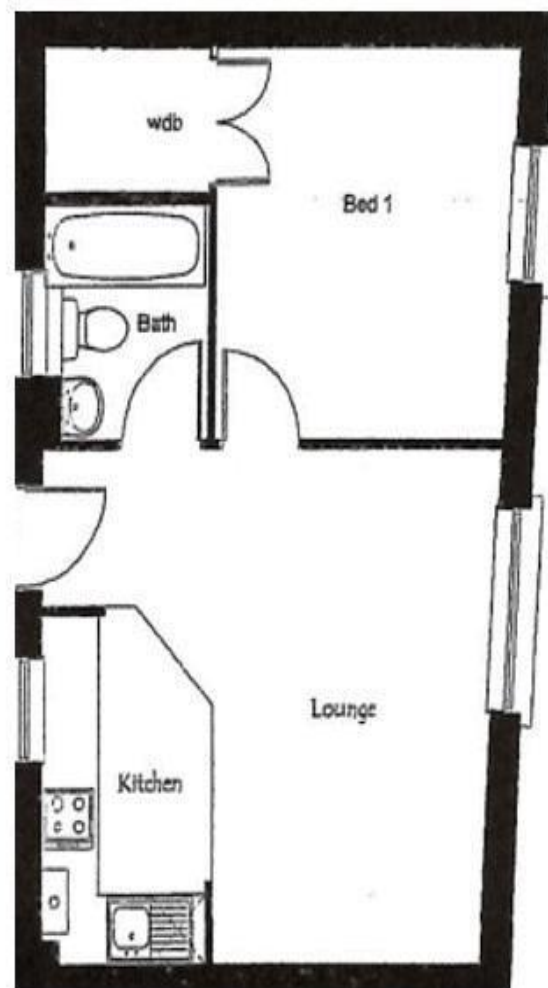
### Key Features

- Modern first floor apartment
- No chain
- Town centre location Close to town centre shops and amenities
- Large double bedroom with walk in cupboard
- Open plan lounge with kitchenette
- Double glazing and gas heating
- Modern white bathroom suite with a shower over the bath
- Brand new carpet and newly painted
- Walk in wardrobe
- Ideal First-time buyer apartment of investment opportunity









Lounge	14' 01"	14' 50"
Kitchen	5' 80"	9' 90"
Bedroom	10' 10"	10' 11"

**Tenure:** Leasehold

**Tax band:** A

**Property Location:**

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

**Lease:** 979 years remaining

Annual service charge of £1281.08

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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	Brick
Number and types of room	1 bedroom flat
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> Ultra-fast
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> O2 Likely
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)*	C
Including detail of any inescapable costs	Annual service charges of £1281.08, which includes ground rent



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.