



Dellers Court, Taunton, TA1 1DX

Available with no onward chain, this ground floor apartment features a spacious double bedroom and overlooks the River Tone. While some cosmetic updates may be desired, the property benefits from riverside frontage and access to a variety of communal amenities, including a residents' lounge and kitchen, laundry room, and communal gardens. The accommodation comprises a private entrance hallway, a combined lounge and dining area, and a separate kitchen. The generous double bedroom includes a built-in wardrobe, and the bathroom has been recently refitted with a shower. The apartment is equipped with double glazing and electric heating. To truly appreciate both the living space and the scenic location, an internal viewing is highly recommended.

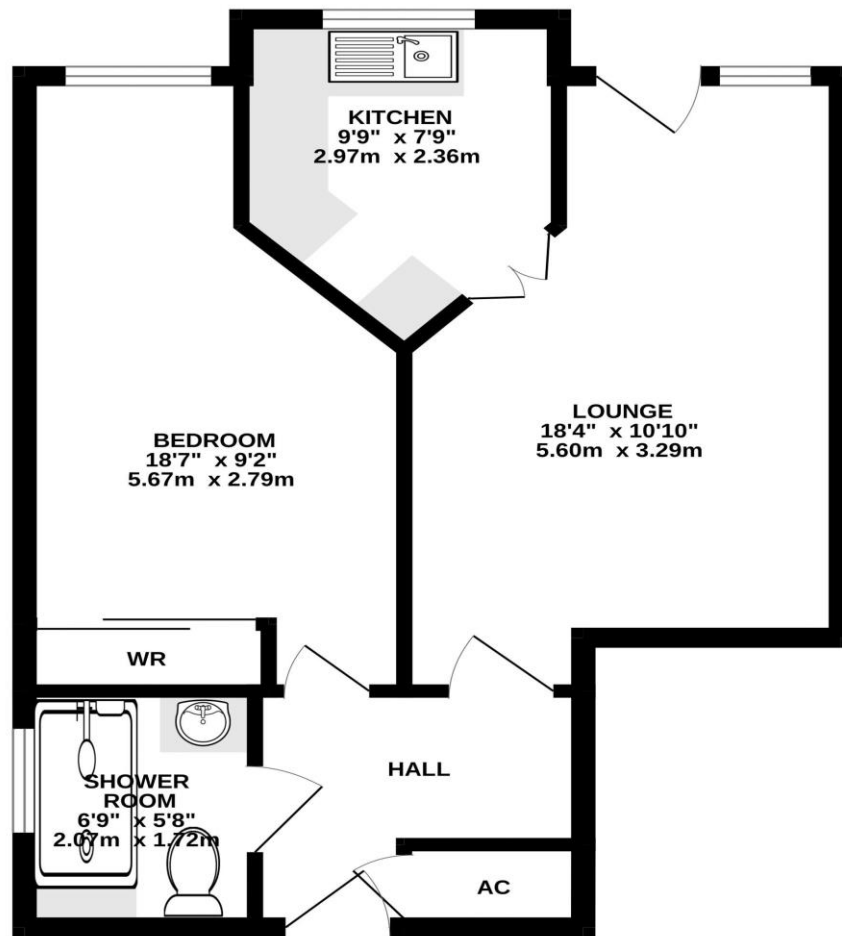
Key Features

- Retirement apartment
- Ground floor
- 1 double bedroom
- Lounge/dining room
- Kitchen
- Shower room
- Double glazing
- Gas heating
- Communal facilities inc: residents visitors apartment
- No chain





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Tenure: Leasehold 94 Years remaining
Ground rent £275 pa
Service charges £2850 pa
Tax band: B

Property Location:
what3words///empty.duck.analogy

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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	B
Asking price	£110,000
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	Retirement
Property construction	Block and Brick
Number and types of room	1 bedroom
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Electric heating
Broadband	https://checker.ofcom.org.uk/ Ultra-fast
Mobile signal/coverage	https://checker.ofcom.org.uk/ Three, Vodafone, O2
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

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	General lease restrictions
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	Service charge and 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.