



16 Dellers Court Dellers Wharf, TAI 1DX

£75,000 Leasehold

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Wilkie May & Tuckwood

GENERAL REMARKS AND STIPULATIONS:
Tenure: Leasehold
Services: Mains electricity, mains water, mains drainage
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TAI 4DL
Property Location: <https://what3words.com/voter.happen.descended>
Council Tax Band: B
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Low, Surface Water - Very Low.
Agents Note: Lease term 125 Years from 1st July 94 (93 years remain) £540 PA Ground rent. £2980 PA Service charge.

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. (2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

rightmove

The Property Ombudsman

Tel: 01823 332121

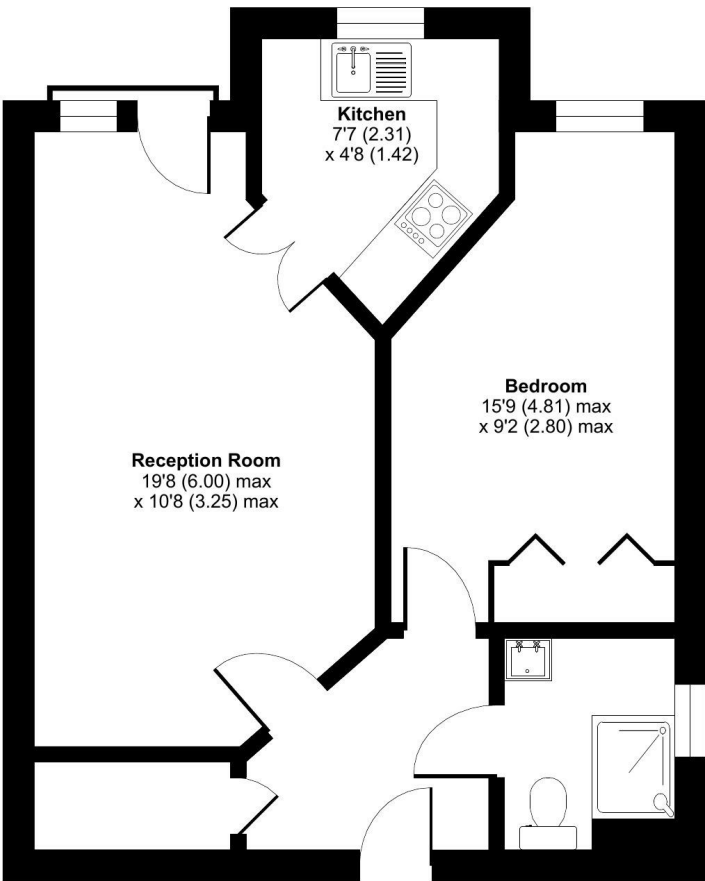
Winchester House Corporation Street, Taunton, Somerset, TAI 4AJ

WM&T

Floor Plan

Dellers Court, Dellers Wharf, Taunton, TA1

Approximate Area = 501 sq ft / 46.5 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1426025



Description

- Vacant Possession
- Over 55's Retirement Apartment
- One Bedroom
- First Floor
- Double Glazing and Electric Heating
- Close To The Town Centre

Offered to the market with vacant possession, this well-presented one bedroom retirement apartment for the over 55s is ideally located within easy walking distance of Taunton town centre, the Coal Orchard development, Morrisons supermarket, and the Cooper Associates County Ground, home of Somerset County Cricket Club.

The development benefits from excellent communal facilities including an onsite manager, a residents' lounge, and the convenience of a lift serving all floors, creating a comfortable and sociable living environment for residents.



The apartment itself benefits from double glazing and electric heating and offers well-proportioned accommodation throughout. In brief, the property comprises an entrance hall, leading to a bright living room with a front aspect window and Juliette balcony, providing an attractive outlook. From the living room there is access to a modern fitted kitchen, which is equipped with a range of wall and base units, roll-edge work surfaces, an integrated oven and electric hob, and space for a tall fridge/freezer.

The double bedroom includes a built-in wardrobe, offering useful storage, while the

shower room is fitted with a walk-in shower with tiled surround, wash hand basin, and low level W/C.

This property represents an excellent opportunity for those seeking comfortable retirement living in a convenient central location.

