





Station Road

Williton TA4 4RQ

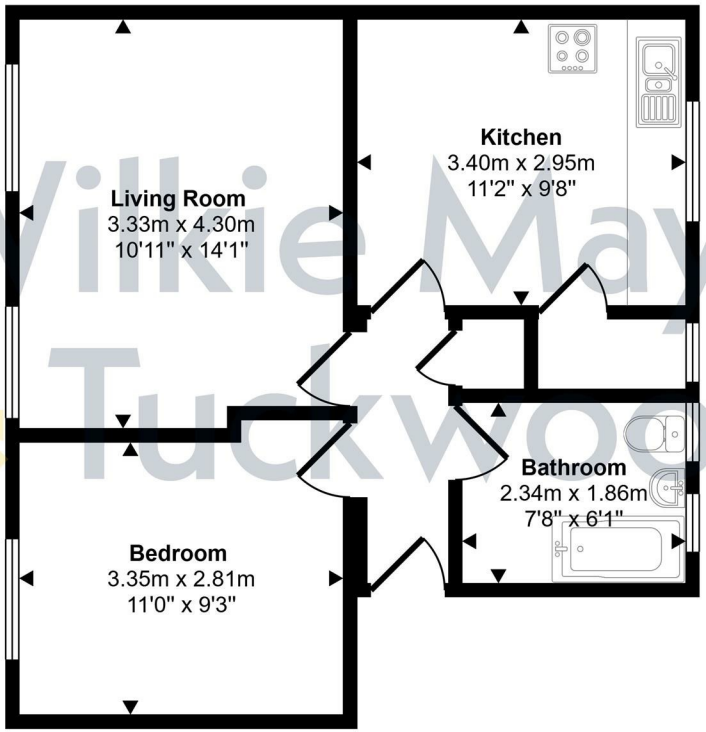
Price £109,500 Leasehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
45 sq m / 484 sq ft



Wilkie May & Tuckwood

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WM&T

Description

A spacious one bedroom first floor purpose-built flat situated on the edge of Williton with allocated parking and No Onward Chain.

- No Onward Chain
- Ideal First Time Buy or Investment
- Electric Night Storage Heating
- Allocated Parking
- uPVC Double Glazing

The property comprises one of four apartments situated in a purpose-built block, of traditional brick construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing and electric night storage heating. The property will be found in fair order and is available with No Onward Chain and would suit a first time buyer or investor.

The accommodation in brief comprises; Door into Entrance Hall; airing cupboard with copper cylinder, jacket, and immersion switch, hatch to roof space. Living Room; with aspect to front and distant views to the Quantock Hills. Kitchen/Breakfast Room; with aspect to rear, basic range of beech wood effect cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, tiled splashback, space for electric oven, walk-in pantry cupboard. Bedroom One; with aspect to front and distant views to the Quantock Hills. Bathroom; with panelled bath, tiled surround, electric Mira sport shower over, low-level WC, pedestal wash basin, space and plumbing for a washing machine.

OUTSIDE: The property benefits from one allocated off-road parking space

TENURE: Leasehold 999 years from September 1982. The flat is also subject to an annual service charge of £960.00 per annum.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Leasehold

Utilities: Mains water, electricity, sewage

Parking: There is one off road parking space at this property

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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 the 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.





GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services:

Local Authority:

Property Location: Council Tax Band: A

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

Flood Risk: Surface Water: XXX **Rivers and the Sea:** XXX risk **Reservoirs:** XXX **Groundwater:** XXX. We recommend you check the risks on

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 22nd October 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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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