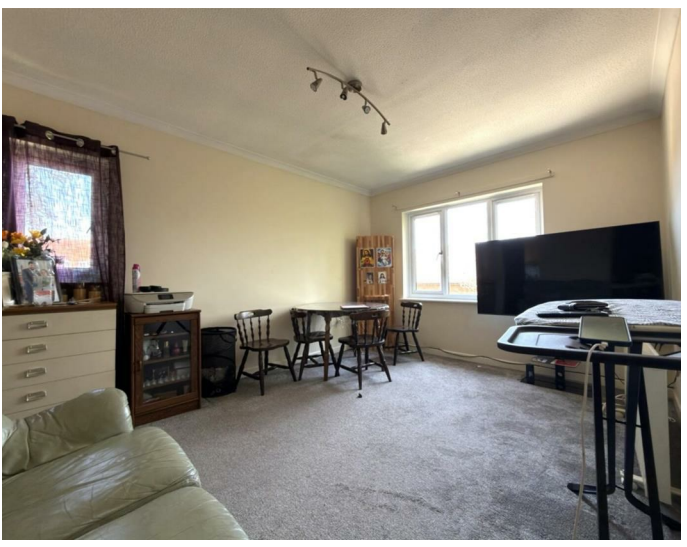


IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken 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. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. 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 what her 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 1998. These reasonable steps must continue until the offer is accepted or until the 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.

Agents Note: We understand that there are approximately 975 years remaining on the lease, and that a service charge of £245.18 is payable quarterly. **Agents Note:** Details accurate as of 23rd May 2026

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Services: Mains electricity, mains drainage, mains water.
Council Tax Band: A
Mobile Phone Coverage: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.

GENERAL REMARKS AND STIPULATIONS:

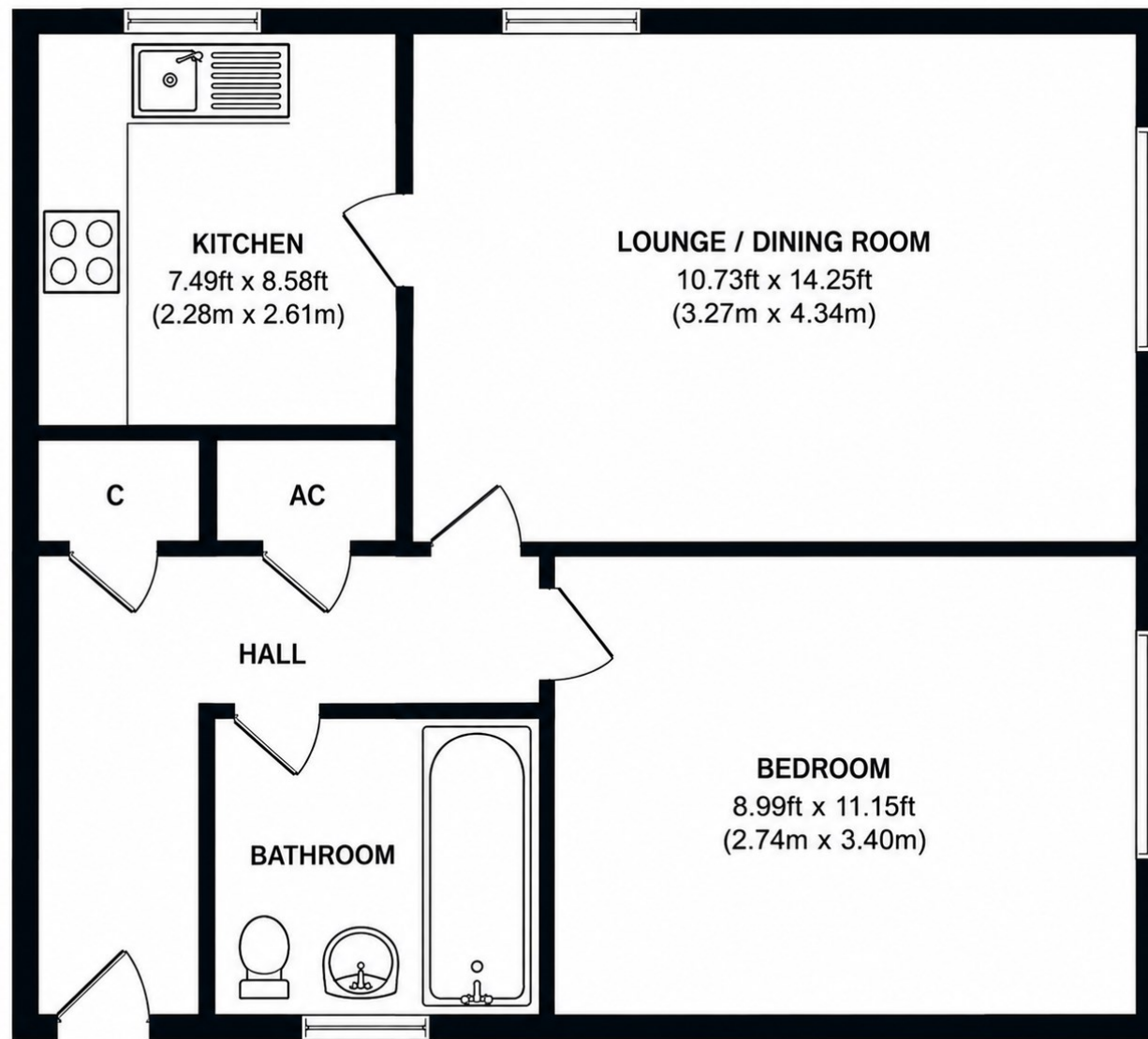


15 Priory Court, TA1 1LF
 £115,000 Leasehold

1	1	1	EPC

Wilkie May & Tuckwood

Floor Plan



WM&T

Description

- Second Floor Apartment
- One Bedroom
- Residents Parking
- uPVC D/G & Electric Heating
- Close to Taunton town Centre

A well-presented one bedroom second floor apartment, ideally situated within level walking distance of Taunton town centre and almost adjacent to the Cooper Associates County Ground, home of Somerset CCC. Benefitting from allocated parking, communal gardens, uPVC double glazing and electric heating, this property would make an ideal first-time purchase or investment opportunity.



The accommodation briefly comprises a private front door opening into an entrance hall with doors leading to all principal rooms. The generous living/dining room enjoys a dual aspect, providing plenty of natural light, and leads through to the fitted kitchen. The kitchen is equipped with a range of wall and base units, work surfaces with tiled splashbacks, an integrated oven and electric hob, together with space for a tall fridge/freezer and washing machine.

From the entrance hall there is a double bedroom and a bathroom fitted with a WC, wash hand basin and bath with tiled surround

and electric shower over.

Externally, the property is set within well-maintained communal gardens and benefits from allocated parking, along with three additional visitor parking spaces.

WM&T