1 Foresters Court

Victoria Street, TA1 3FG

£110,000 Leasehold

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Wilkie May & Tuckwood











GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold - 999 yr lease, 980 yrs remaining. Service charge £100 pcm.

Services: Mains electricity, mains water, mains drainage.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY

Property Location: Enter Text Here

Council Tax Band: A

Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.

Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker

Flood Risk: Surface Water - Very Low. Rivers & Sea - Very Low.

Agents Note:

MPORTANT 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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.

The Property Ombudsman

rightmove

Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

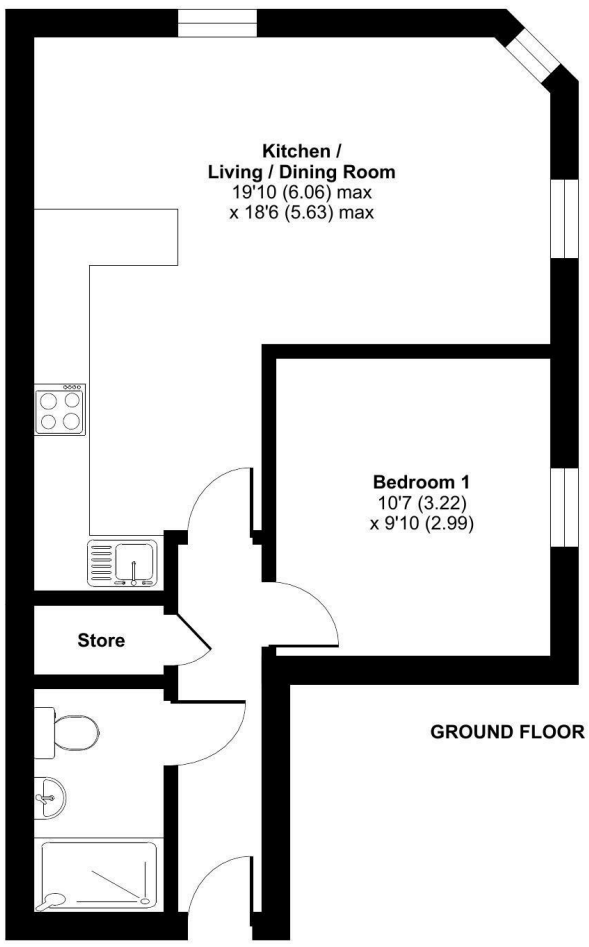
WM&T

Floor Plan

Victoria Street, Taunton, TA1

Approximate Area = 483 sq ft / 44.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1538129

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Description

- Ideal FTB or Buy to Let investment
- Easy Reach of Taunton Town Centre
- uPVC D/g & Electric Heating
- Re-fitted Shower Room

Situated towards the lower end of East Reach, within easy reach of Taunton town centre, this ground floor one-bedroom apartment is believed to have been constructed in 2007 and would make an ideal first-time purchase or buy-to-let investment.



The property benefits from uPVC double glazing, electric heating and a recently re-fitted shower room. The accommodation comprises an entrance hall with doors leading to all principal rooms, opening into a dual-aspect open-plan living room/kitchen arranged into two distinct areas. The living area provides space for a sofa and small table, while the kitchen is fitted with a modern range of wall and base units, work surfaces and upstands, together with an integrated oven, electric hob and extractor, as well as space for a fridge and washing machine.

The double bedroom is accessed from the entrance hall and benefits from an electric heater and front-aspect window. Completing the accommodation is the re-fitted shower room, comprising a WC, wash hand basin and walk-in double shower with thermostatic controls.

An excellent opportunity for first-time buyers or investors seeking a conveniently located apartment close to Taunton town centre.

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