44 Beech Court,
Tower Street, Taunton, TA1 4BH
Offers In The Region Of: £97,500
Leasehold

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Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale leasehold by private treaty with vacant possession on completion.
Services: Lease Length: 99 years (63 years remaining). Service Charge: £3,748.80 p/a. Ground Rent: £150 p/a.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: w3w.co/donor.stump.fire
Council Tax Band: C
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 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: Sales Particulars Correct As Of August 2026.
We understand that on completion of the sale, the vendor is required to pay 2% of the agreed sale price to the management company.

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

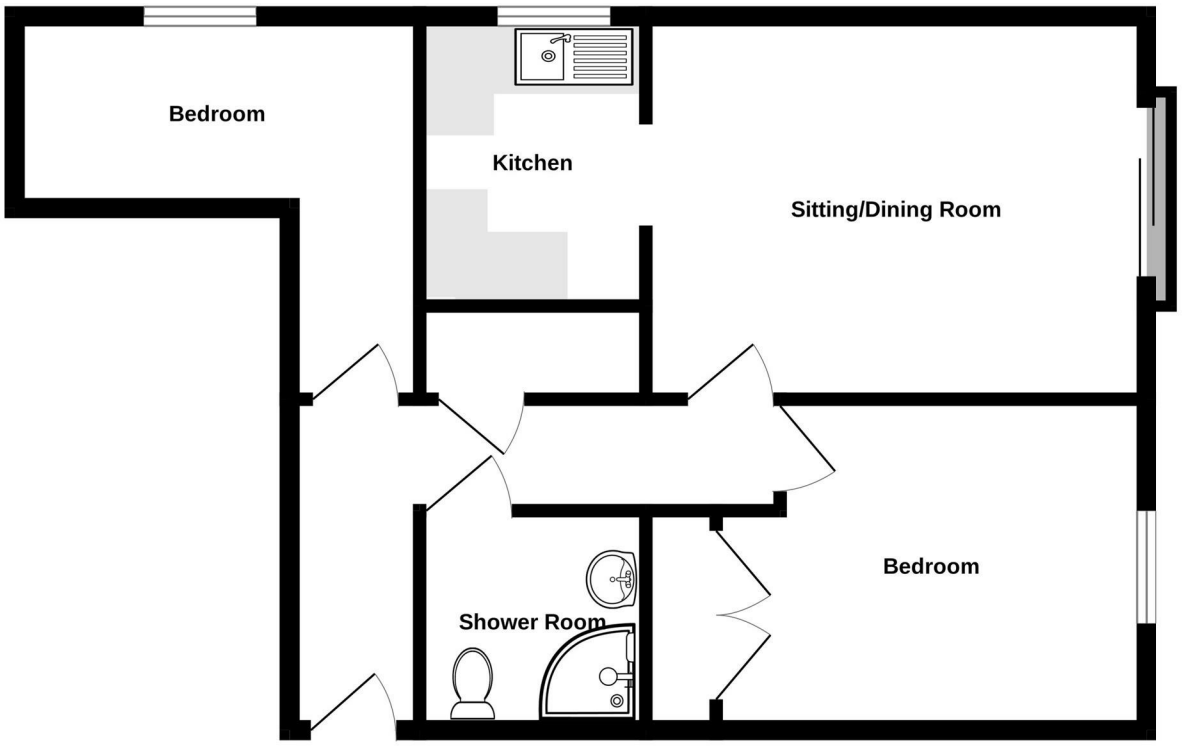
ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned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

2nd 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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Description

- Over 55s Accommodation
- Two Bedrooms
- Desirable Position In Building
- Residents Parking
- Close To Town Centre
- Re-Decorated & New Carpets Throughout
- Electric Night Storage Heating
- uPVC Double Glazing
- Communal Garden
- No Onward Chain

A well-presented two bedroom retirement apartment situated in a desirable position within Beech Court, offering over 55s accommodation close to the town centre. The property has been recently re-decorated with new carpets throughout and benefits from residents' parking and communal gardens. Offered the the market with no onward chain.



The apartment has been completely redecorated throughout and also benefits from new carpets. With uPVC double glazing throughout and electric night storage heating. The accommodation comprises an entrance hallway leading into a well proportioned living room, featuring sliding patio doors opening onto a Juliet balcony. The kitchen is fitted with a range of matching wall and base units, work surfaces and tiled splashbacks, together with space for an electric cooker and fridge/freezer. There are two bedrooms, with bedroom one benefiting from fitted wardrobes, along with a separate refitted shower room comprising a WC, wash hand basin and walk-in shower with electric Mira shower. Beech Court is a well-established retirement development comprising 48 apartments, with the benefit of an on-site residents' manager, communal lounge and laundry facilities, guest suite and residents' parking.

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