



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold – 945 Years remaining on the lease. Service charge £ PA
Services: Mains electricity, Mains water, Mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/sweep.frames.churn>
Council Tax Band: B
Broadband Availability: Ultrafast up to 1000 Mbps download & 1000 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea – Very low. Surface Water – Very low.

Agents Note:

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

Floor Plan



Description

- Two Bedroom Second Floor Apartment
- Popular Location
- Vacant Possession
- Single Garage Located Closeby
- uPVC D/G & Electric Heating

Offered to the market with vacant possession, this well-presented two-bedroom second-floor apartment has been recently redecorated and benefits from uPVC double glazing, electric heating, and a single garage located in a nearby block.



The accommodation is accessed via a private front door leading into an entrance hall, which in turn provides access to the spacious living/dining room. The living room forms the heart of the property and enjoys direct access to a private balcony.

The kitchen is fitted with a matching range of modern wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include an electric oven and electric hob with extractor hood over, whilst there is further space and plumbing for a washing machine and space for a fridge freezer.

Accessed from the living room are two bedrooms, both benefiting from fitted wardrobes. A separate family shower room completes the accommodation and is fitted with a double walk-in shower with electric shower over.

Externally, the property is set within attractive communal gardens and further benefits from a single garage located in a nearby block.

Wellesley Court is conveniently situated close to the amenities available at the Comeytrowe Centre and is particularly well placed for access to Musgrove Park Hospital, The Castle School, and Taunton town centre.

