

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. 2. All descriptions, dimensions, areas, references 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 inspecting 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. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. Measurements are approximate and have been taken by Nichicom. 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. 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. 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. 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 reports, 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 are informed there is a 999 year lease with 963 years remaining. A service charge of £1200 PA  
**Flood Risk:** Rivers & Sea - Very Low, Surface Water - Very Low.  
**Mobile Phone Coverage:** <https://www.ofcom.gov.uk/mobile-coverage-checker>  
**Broadband Availability:** Ultrafast up to 1000 Mbps download & 900 Mbps upload speeds.  
**Council Tax Band:** A  
**Property Location:** <https://what3words.com/ticketrecord,toxic>  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY  
**Services:** Mains electricity, mains drainage  
**Tenure:** Leasehold  
**GENERAL REMARKS AND STIPULATIONS:**

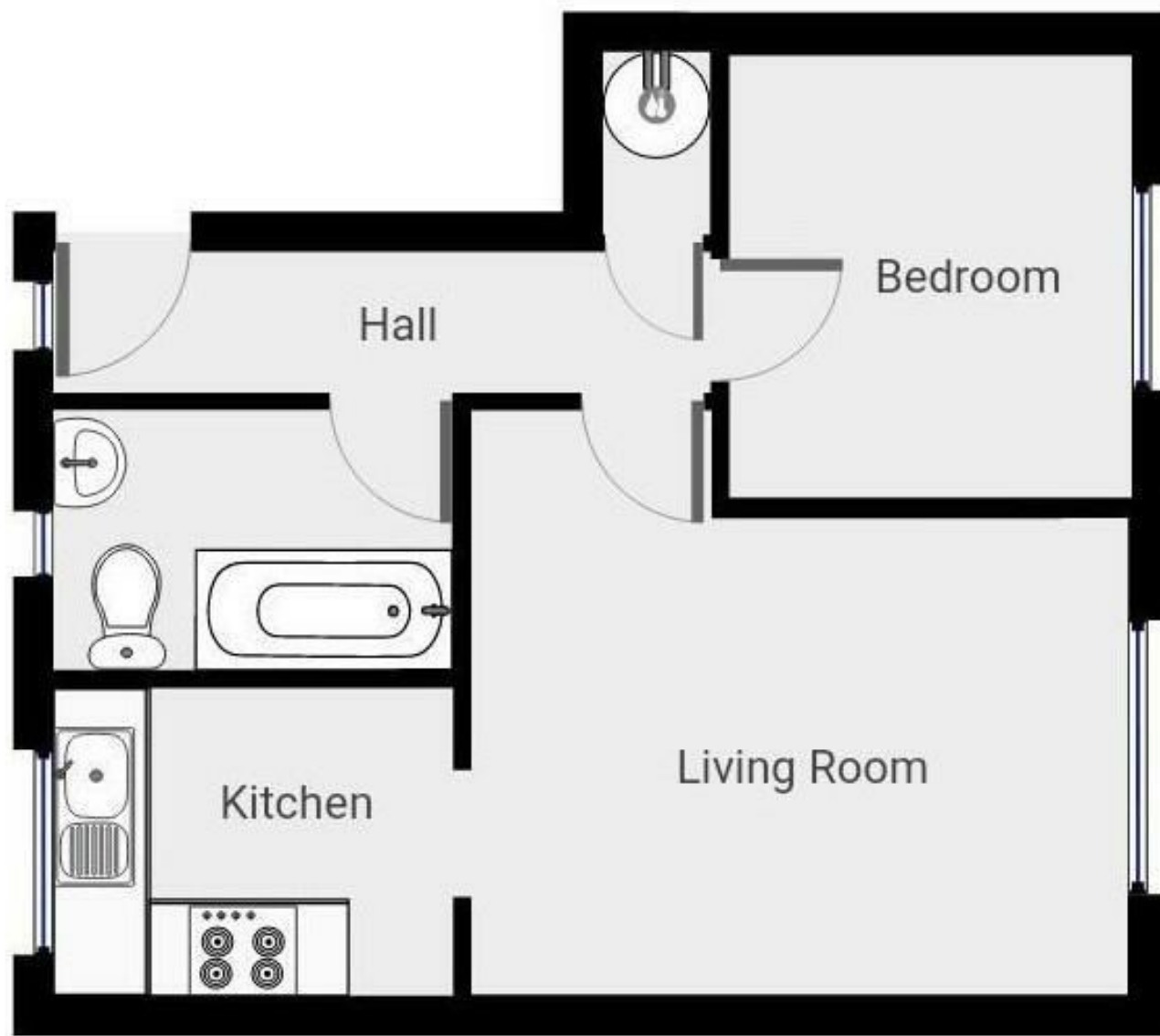


31 St. Andrews View, TA2 6JU  
 £120,000 Leasehold

1	1	1	C EPC

**Wilkie May & Tuckwood**

## Floor Plan



WM&T

## Description

- One Bedroom Apartment
- Second Floor
- Recently Re-decorated
- Re-fitted Bathroom
- Private Allocated Parking Space
- Communal Garden

This well-presented one-bedroom second-floor apartment at 31 St Andrews View is offered to the market with vacant possession, making it an ideal first-time buy or investment opportunity.

The property has been recently redecorated throughout and benefits from a modern refitted bathroom suite. Additional features include uPVC double glazing, mains gas central heating, and the advantage of a private allocated parking space.



In brief, the accommodation comprises a front door leading into an entrance hall, with doors providing access to the living room, bedroom, and bathroom. The bright and airy living room offers a comfortable space for relaxation and leads through to a fitted kitchen. The kitchen is equipped with a range of wall and base units, work surfaces, and tiled splashbacks, with space for a cooker, washing machine, and fridge freezer.

The property further benefits from a good-sized bedroom and a separate, recently refitted bathroom comprising a WC, wash hand basin, and bath with tiled surround and

an electric shower over.

Externally, the apartment includes its own private allocated parking space. There is also a communal garden.

WM&T