15 Priory Court, TA1 1LF

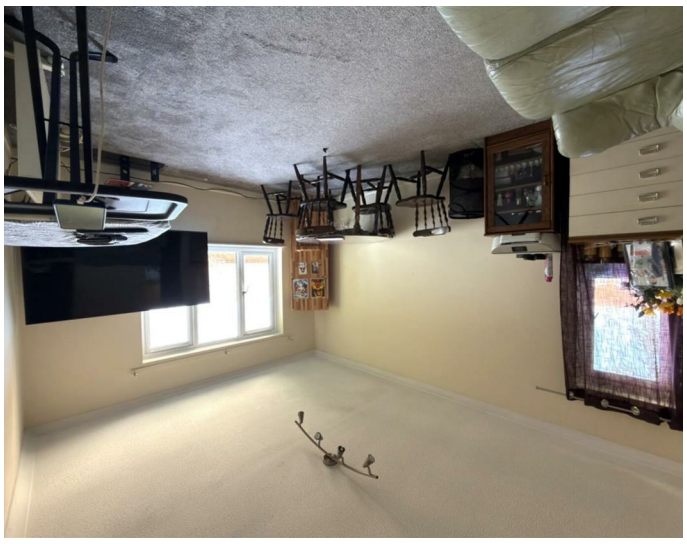
£115,000 Leasehold

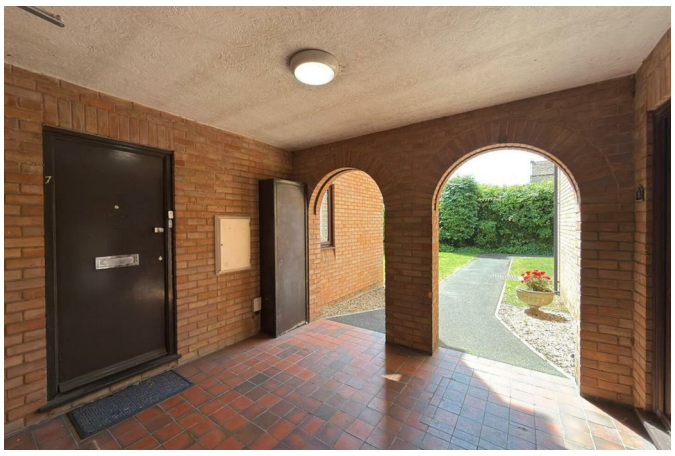
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Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains electricity, mains drainage, mains water.

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

Property Location: https://what3words.com/award.healers.showed

Council Tax Band: A

Broadband Availability: Ultrafast up to1800 Mbps download & 220 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: 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

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

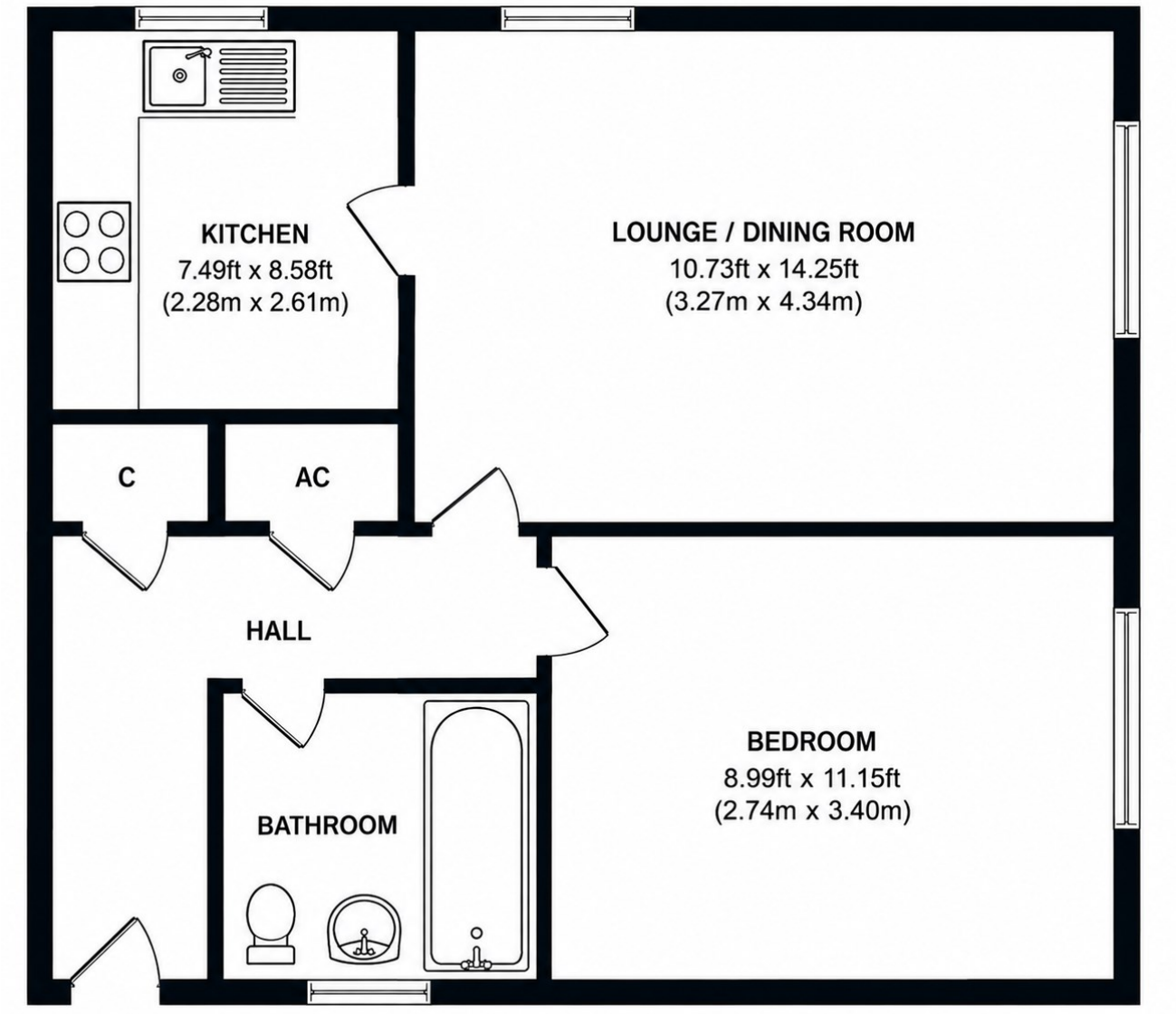
rightmove

Tel: 01823 332121

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

WM&T

Floor Plan



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