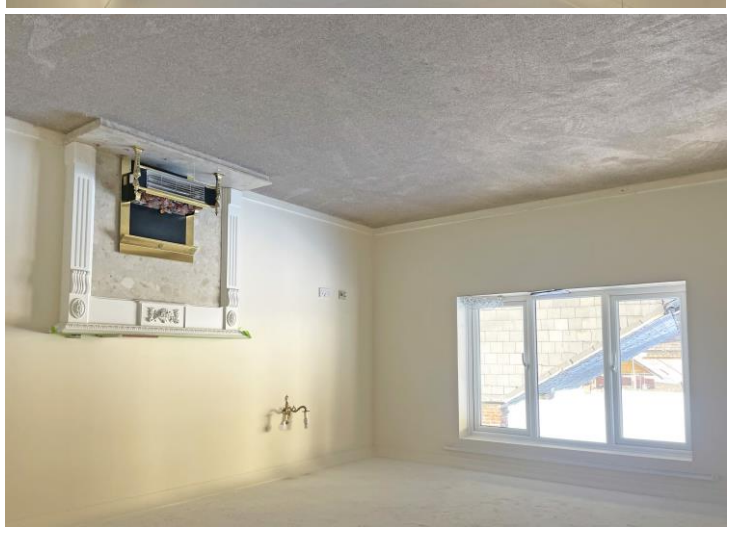
23 Bishops Court, North Street
Wellington
TA21 8LT
£50,000 Leasehold

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			EPC

Wilkie May & Tuckwood







LEASE INFORMATION: From September 2024, the annual maintenance charge for Bishops Court is £3259.78 per annum for a one bedroom apartment and £4889.67 for a two bedroom apartment. The ground rent is £427.27 for a one bedroom apartment and £474.74 for a two bedroom apartment. These are all split over two payments due on 1st March and 1st September. This information was given to us from the House Manager in June 2024. The tenure of the property is Leasehold with a 125 year lease, commencing 1st January 1992. Purchasers/occupants are to be of an age of 55 years or over. We understand that pets are permitted with permission of the House Manager. At the point of re-selling the property, a contribution is payable to the ongoing sinking fund equating to 1% to First Port of the sale price and 1% to Estates and Management of either the original purchase price or the sale price (whichever is the lowest figure). (Correct at September 2024)

LOCATION: Bishops Court is situated a pleasant stroll from Wellington town centre which offers an excellent selection of shopping and recreational facilities to include a Sports Centre with swimming pool. Wellington benefits from a good range of both independently run shops and larger national stores such as the well renowned Waitrose.

DIRECTIONS: From our town centre office proceed in the Exeter direction. On approaching the main town centre traffic lights turn right into North Street and continue along. The entrance to Bishops Court can be found on the left hand side just past the Victoria Arms public house.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, by private treaty with vacant possession on completion.
Services: Mains electricity, mains water, mains drainage, electric heating, telephone
Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co///usage.duplicate.magazine
Council Tax Band: C
Construction: Traditional cavity construction with a brick outer leaf under a tiled roof
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 200 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.
Flood Risk: Surface Water: low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely
We recommend you check the risks on https://www.gov.uk/check-long-term-flood-risk
Planning: Local planning information is available on https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser 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, reference 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 inspection 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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a 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.8b 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.

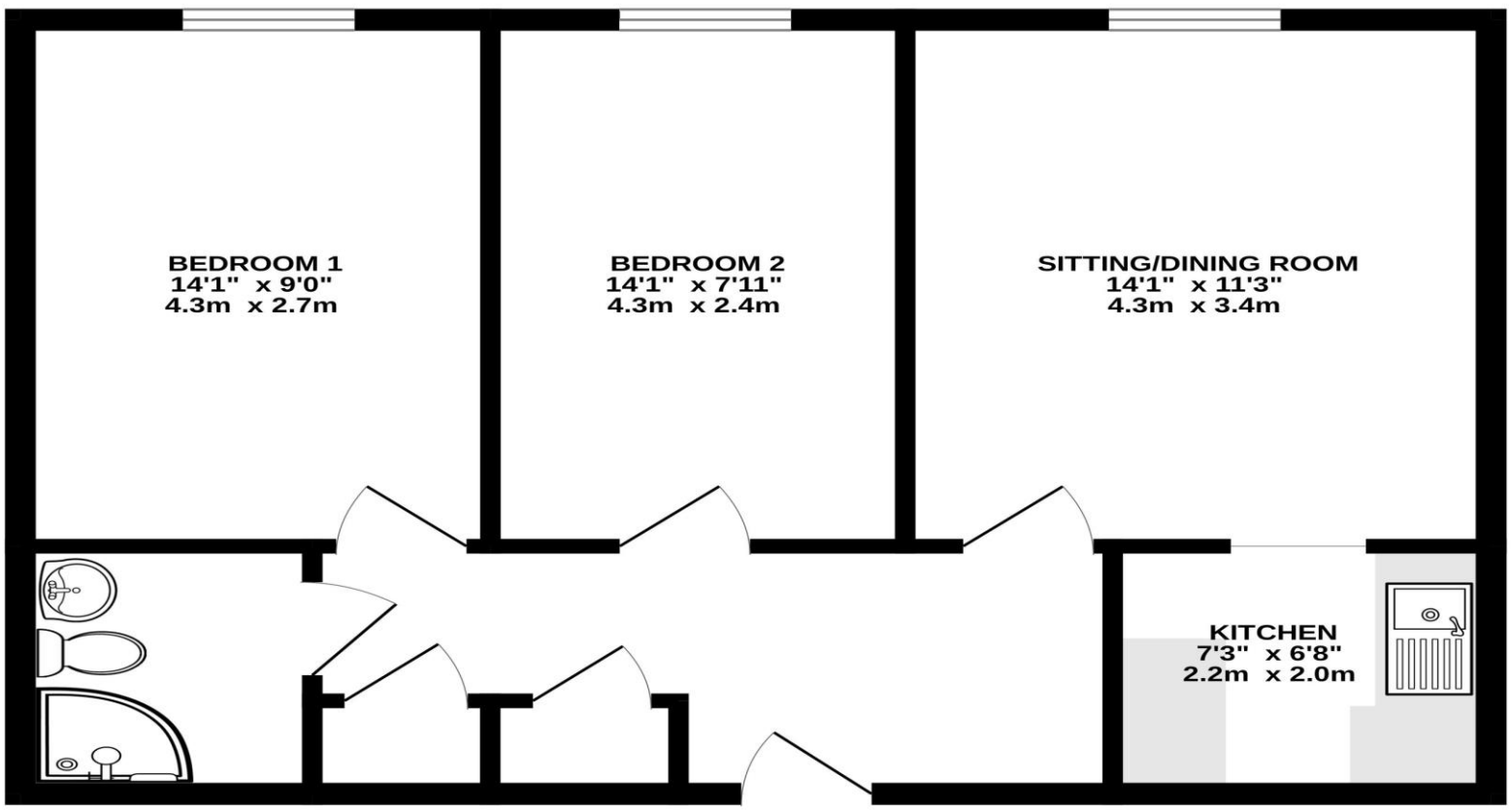
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

The Property Ombudsman rightmove

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.

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.
Made with Metropix ©2024

A spacious 2 double bedroom first floor apartment benefiting from uPVC double glazing and electric heating and offered to the market with NO ONWARD CHAIN.

The development benefits from a communal garden, resident's lounge, laundry room, guest suite and resident's parking with the town centre just a short stroll away easily accessed via the side door of the development, located nearby number 23.

The accommodation comprises in brief; front door opens into a spacious entrance hallway with two large storage cupboards and doors to the principal rooms. The sitting/dining room provides space for all everyday furnishings with double doors opening directly to the kitchen which is fitted with a range of wall and base units with space for appliances. The sleeping accommodation is made up of two double bedrooms served by the shower room.

Outside of the development there are communal gardens which are well maintained with various areas to sit out and relax in the warmer months. Some areas of the garden are accessed via steps.

There is a secure entrance system for residents with an automatic front door key fob and normal key operated side doors. By the front door there are charging ports for mobility aids which is agreed/arranged by the Manager. There is a residents sitting room which is nicely furnished with an adjoining kitchenette where regular coffee mornings and activities are held.

The guest suite is available for family and friends and will need to be pre-booked, and there is a nominal charge for the use of this. The laundry room has a selection of washing machines and tumble dryers which can be found on the lower ground level of the development.





- **Two double bedrooms**
- **Retirement apartment**
- **Town centre location**
- **Residents' parking**
- **Communal garden**
- **Communal lounge and residents' laundry**



Resident's Lounge

