

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nicholson. 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, things 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, surveyor or other appropriate professional. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

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.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea – Low, Surface Water – Very Low.
Agents Note: Sales Particulars Correct As Of August 2026.

GENERAL REMARKS AND STIPULATIONS:

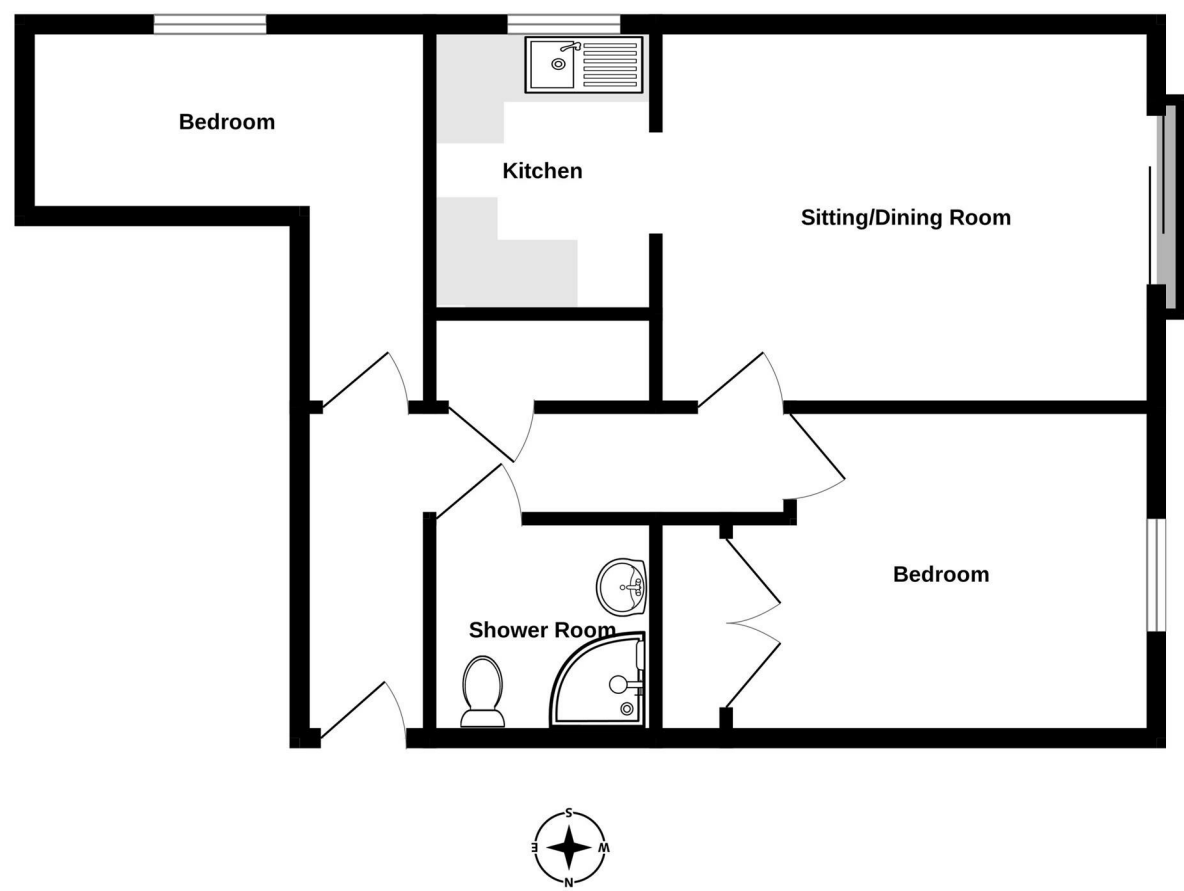
Tenure: The property is offered for sale leasehold by private treaty with vacant possession on completion.

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



**Wilkie May
& Tuckwood**



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 ©2023



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.

