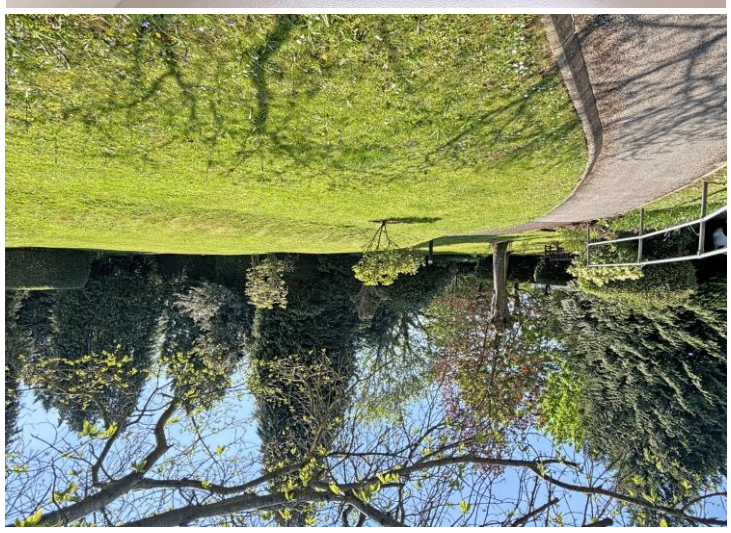
6 Priory Court
Wellington
TA21 9HB
£90,000 Leasehold

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			EPC

Wilkie May & Tuckwood







LEASE AND CHARGES: The property is leasehold with a lease of 99 years starting 1st December 1986. Occupants must be 60 years of age or over and have obtained the Estate Manager's approval for residency. The Service Charge is approximately £267.55 per calendar month and includes the pull-cord emergency-alert system, Estate Manager services, management fee, window cleaning, maintenance and insurance of the buildings and gardens. Upon re-sale of the property the vendor is liable to pay back into the sinking fund a contribution calculated at 1.5% per annum of the original purchase price for the years owned. This information is correct as of March 2026.

LOCATION: Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our Wellington town centre office proceed in the Taunton direction. After St John's Parish Church take the first turning right into Priory and then the first turning left into Priory Gardens; Priory Court can be found towards the end on the left hand side.

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 Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co///meal.stooping.lessening
Council Tax Band: B
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: very 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.

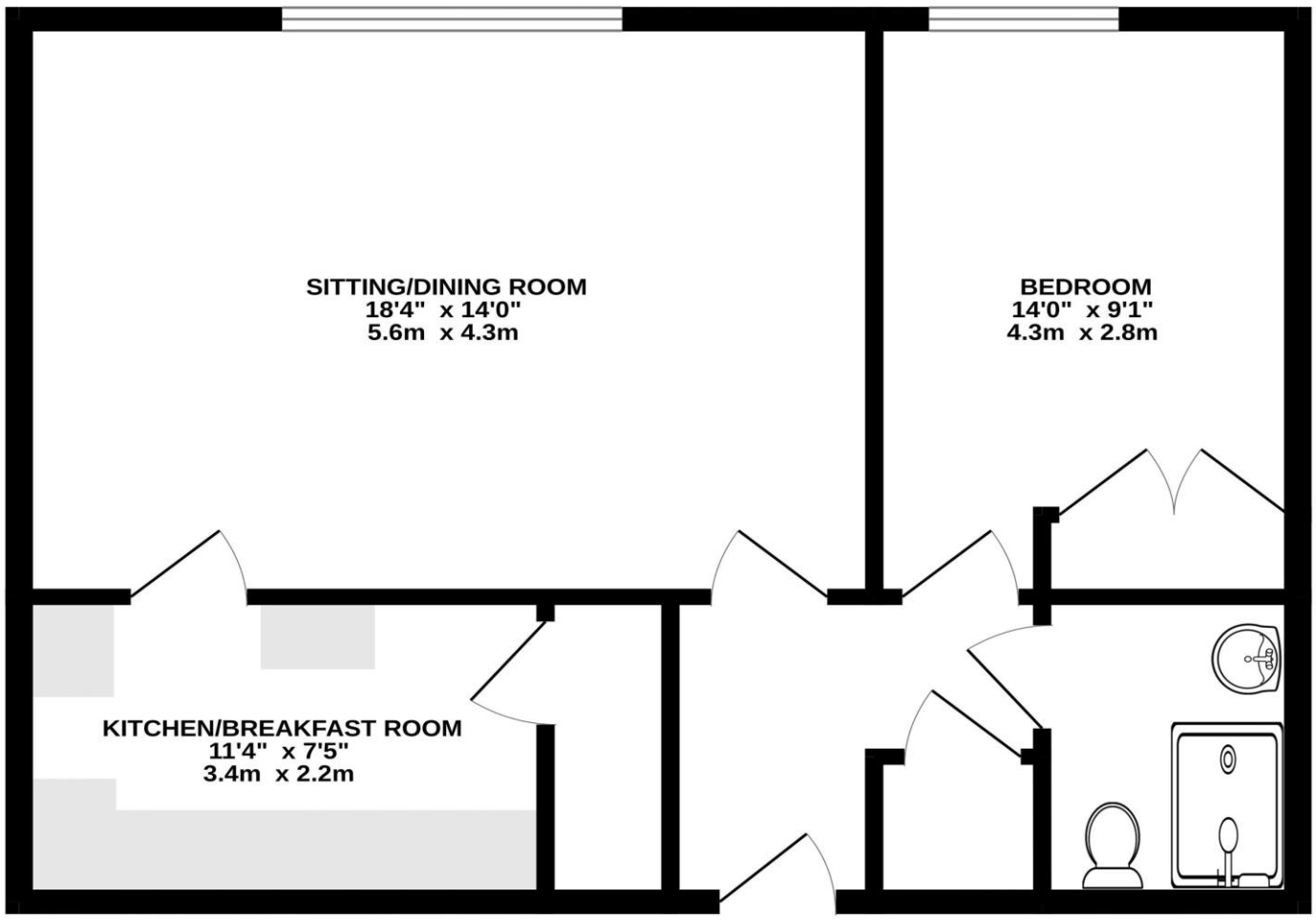
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information 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
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.5 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.
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Occupying a ground floor position within this popular retirement development, this well proportioned one bedroom retirement apartment enjoys an open outlook to the front of the building and is offered to the market with NO ONWARD CHAIN.

The apartment benefits from a spacious entrance hall with large built in storage cupboard. The living accommodation is open plan in concept with ample room for all everyday sitting and dining furniture with access directly into the kitchen. The kitchen itself is larger than average and is fitted with a comprehensive range of wall and base units with complementary work surfaces alongside space for a cooker, fridge/freezer and has a useful breakfast bar alongside a large built in larder cupboard.

The sleeping accommodation comprises one double bedroom serviced by the shower room fitted with a walk in shower unit, WC and hand wash basin.

Priory Court benefits from a residents' lounge, laundry room and guest suite for visitors, perfectly balancing the private apartments with community spirit.

Outside, there is an attractive approach to the development with resident and visitor parking and beautifully tended gardens, well stocked with a variety of mature flower and shrub borders and an allotment for residents' use. There are a number of seating areas and a lit pathway towards the town centre and all of the local amenities on offer.





- **One double bedroom ground floor retirement apartment**
- **Communal gardens, lounge and residents' parking**
- **Close walking distance to the town centre**
- **NO ONWARD CHAIN**



