



89 Waterside House

Abbey Close, TA1 1AN

£160,000 Leasehold

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EPC

Wilkie May

& Tuckwood

GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: All mains services, mains gas, mains electricity, mains water, mains sewerage

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

Property Location: <https://what3words.com/stump.stove.scans>

Council Tax Band: B

Broadband Availability: Ultrafast up to 1000 Mbps download & 200 Mbps upload

Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Surface water - Very low Rivers & Sea - Very low

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

rightmove



Tel: 01823 332121

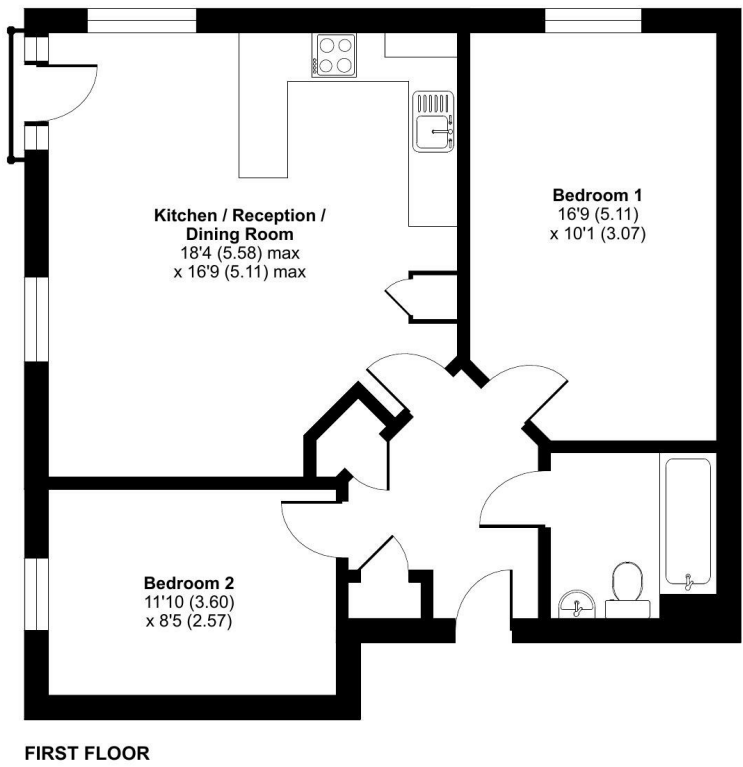
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T

Floor Plan

Abbey Close, Taunton, TA1

Approximate Area = 702 sq ft / 65.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1403338



Description

- Two Bedrooms
- Gated Development
- Secure/Allocated Parking
- Vacant Possession
- Double Glazing
- Gas Fired Central Heating
- Views Over Taunton Towards The Quantock Hills

Offered to the market with vacant possession is this spacious and well presented, two-bedroom apartment.

The property which is situated on the fourth floor and is accessible by a lift is uPVC double glazed throughout and is warmed via a gas fired central heating system.

From the apartment, there are far-reaching views over Taunton and towards the Quantock Hills. The property is situated in a gated development and has secure, allocated car park.



The property comprises in brief; secure communal entrance hallway with an intercom system, stairs leading up to the upper floors and a lift providing access to all floors. A private front door leads into the entrance hallway with doors providing access into all rooms and two full height storage cupboards. The open-plan living room/kitchen has views towards The Quantock Hills and a Juliette balcony. The kitchen offers a selection of matching wall and base storage units, roll edge work surfaces, integrated electric oven with a four-ring gas hob and extractor fan above, space for a fridge/freezer, space and plumbing for a washing machine, 1 & ½ bowl

stainless steel sink with hot and cold mixer tap. There are two double bedrooms and a family bathroom comprising low level wc, wash hand basin, panelled bath with shower over and a heated towel rail. Externally, the property is set in a gated development with a ground level car park. There is one, allocated, off-road parking space within the car park.

