

Agents Note: We have been advised that on completion of a resale, owners will be required to pay 2% to the management company.

Flood Risk: Rivers & Sea—very low; Surface water—low.

Mobile Phone Coverage: Indoor—voice & data likely with Three, O2 & Vodafone; limited voice & data with EE. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 1000 upload speed.

Council Tax Band: C

Property Location: www.co/span.pensjelly

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

Services: Mains water with meter, mains electricity, mains drainage, electric heating.

Lease Information: Lease length: 99 years from 1989 (64 years remaining). Service Charge: £4,439.69 p/a. Ground Rent: £150 p/a.

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

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 purchasers 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, references 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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24 per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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

8. Financial Evaluation: 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. 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.

GENERAL REMARKS AND STIPULATIONS:



20 Beech Court

Tower Street, TA1 4BH

£70,000 Leasehold



2



1



2



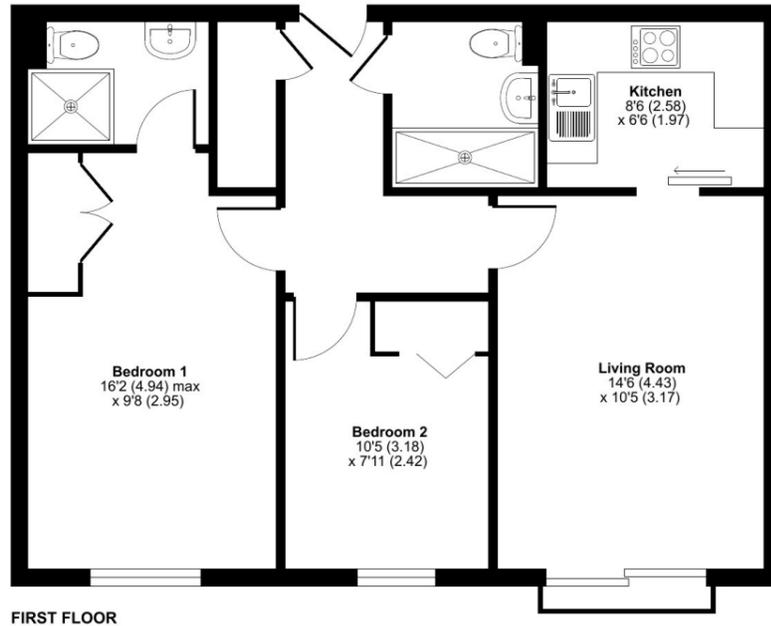
EPC

Wilkie May & Tuckwood

Floor Plan

Tower Street, Taunton, TA1

Approximate Area = 611 sq ft / 56.7 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). © nichecom 2025. Produced for JREA Ltd TA Wikie May & Tuckwood, Taunton. REF: 1235021

WM&T

Description

Offered to the market with vacant possession and no onward chain is this two bedroom first floor retirement apartment set within walking distance of Taunton town centre.

The property, which is double glazed and heated via electric heating, will shortly benefit from a 60 year lease extension that is currently going through the legal process.

- Over 55s Accommodation
- Two Bedrooms
- Double Glazing
- Electric Heating
- Town Centre Location
- No Onward Chain



The development of Beech Court comprises of 47 retirement apartments for the over 55's and benefits from a guest suite, residents lounge, communal laundry, communal gardens and residents parking (which is served on a first-come, first-serve basis).

Number 20 is a rear facing unit with accommodation that comprises in brief; entrance hallway, living room with sliding patio doors leading to a Juliet balcony. There is a fitted kitchen with a range of matching wall and base units, work surfaces and tiled splashbacks.

There are two bedrooms, both of which benefit from built-in wardrobes (bedroom one also benefits from en-suite shower facilities) and a separate shower room which completes the accommodation. Both shower rooms comprise of wc, wash hand basin and a walk-in shower cubicle with glass screen and electric shower.

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