



LEASE AND CHARGES: The property is leasehold with a lease of 99 years from 31st September 1993. Occupants must be 60 years of age or over and have obtained the Estate Manager's approval for residency. The Service Charge is £366.41 per calendar month and includes the pull-cord emergency-alert system, Estate Manager services, management fee, window cleaning to the exterior, 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 February 2026.

LOCATION: Priory Court is a short stroll from Wellington town centre and its amenities which include a good range of both independently run shops and larger national stores such as the well renowned Waitrose. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant with an excellent main line railway station. Junction 26 of the M5 is within 2 miles of Priory Court, providing swift access to Exeter, Taunton and Bristol.

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//demotion.convinces.lends

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: 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

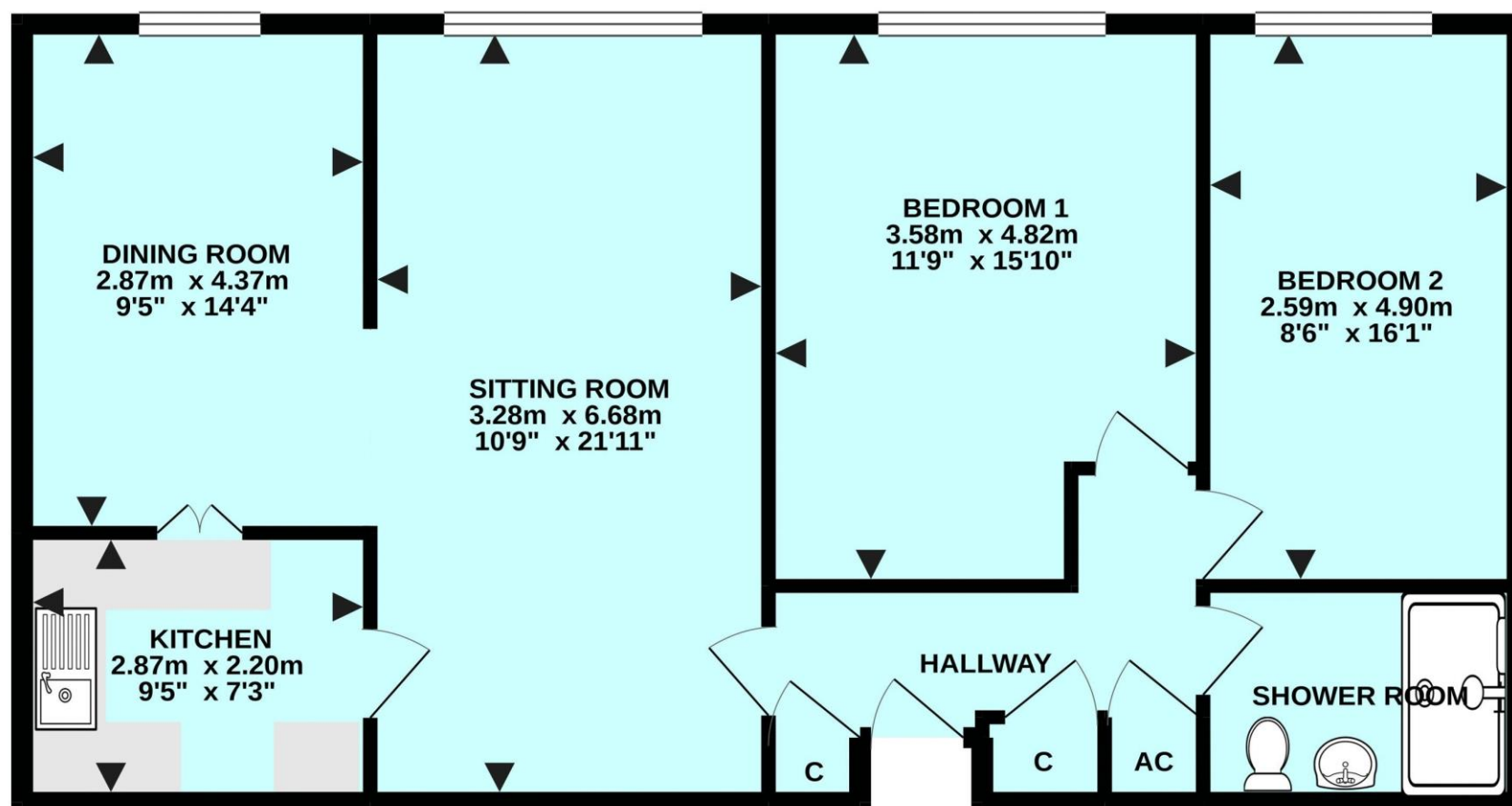
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

81.7 sq.m. (879 sq.ft.) approx.



TOTAL FLOOR AREA : 81.7 sq.m. (879 sq.ft.) approx.
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A larger than average 2 bedroom second floor retirement apartment located close to Wellington town centre and local amenities. Offered to the market with NO ONWARD CHAIN.

Residents have use of a delightful and well-tended communal garden, residents lounge with kitchen, laundry room, guest suite for visitors (by arrangement) and a residential House Manager. There are a number of social activities on offer should residents wish to participate.

The apartment itself comprises its own front door leading into the entrance hallway where immediately you will notice the light and airy feel of the property. There are three useful built in storage cupboards, with one housing the hot water cylinder, and doors to the principal rooms. The sitting room is a generous size with ample space for furniture with an arch opening through to the adjoining dining room which could provide an incoming buyer with a multitude of uses. A door from the sitting room leads to the kitchen which comprises a range of modern wall and base units and complementary work surfaces with an integrated eye level oven, hob and space for a fridge/freezer.

The sleeping accommodation comprises bedroom one, a good size double with an emergency pull cord system, alongside bedroom two which is ideal as a guest bedroom, home office or hobbies room. Both bedrooms are serviced by the shower room with a large walk in shower unit, alongside a low level WC, hand wash basin and emergency pull cord.

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



- Spacious top floor retirement apartment
- Two double bedrooms
- Sitting room, dining room and kitchen
- Resident's lounge
- Parking
- Communal gardens
- NO ONWARD CHAIN

