

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 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. Intending purchasers should not rely on them as statements or representations or fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties.

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken 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 should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 2018. These reasonable steps must continue after offer 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:

Tenure: Leasehold - 987 years remain on the lease. £2500 service charge paid PA

Services: All mains services, mains electricity, mains gas, mains water, mains drainage.

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

Property Location: W3W.co/quiet.snacks.payer

Council Tax Band: A

Broadband Availability: Ultrafast up to 1000 Mbps download & 900 Mbps upload speed. <https://www.ofcom.gov.uk/mobile-coverage-checker>

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

Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.

Agents Note: The property is situated in a grade II listed building. Details correct as of: 30th April 26

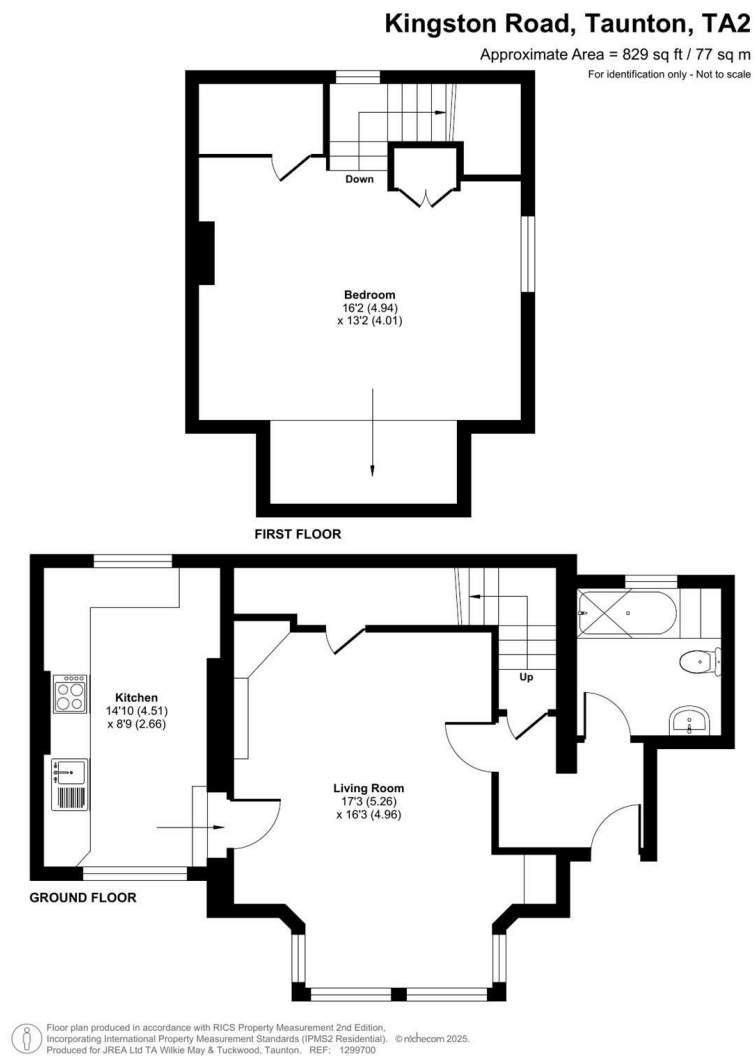


5B, 192 Kingston Road, TA2 7NY
£130,000 Leasehold

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Wilkie May & Tuckwood

Floor Plan



WM&T

Description

- Leasehold Apartment
- Private Front Door
- Double Bedroom
- Communal Gardens
- Gas Fired Central Heating
- Communal Gardens & Communal Parking

Set in the wing of the Grade II Listed 192 Kingston Road, is this one bedroom, two storey leasehold flat which is offered to the market in good decorative order.

The property, which benefits from spacious accommodation, is served via gas fired central heating and must be viewed internally in order to fully appreciate.



In brief, a private front door leads through to entrance hall with access through to a living room, a staircase to the first floor and a ground floor bathroom. The living room is of generous proportions with a large front aspect window. There are steps down to a modern kitchen, which is fitted with a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with space for cooker, space and plumbing for washing machine and space for tall fridge/freezer. A family bathroom suite comprising of wc, wash hand basin and bath with tiled surround and shower over completes the ground floor. From the hallway, a staircase leads up to a

generous size double bedroom with fitted wardrobe and storage area. The property is set in well kept communal gardens and offers communal parking.

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