

From their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the agent. The agent has not had sight of the title documents. A buyer is advised to obtain verification of the agent's statement of tenure and fittings or services and to contact their solicitor.

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 of the agent's statement of tenure and fittings or services and to contact their solicitor.

Prospective buyers or any combination of these should be aware that the information given is based on what the seller has told the agent and must include regular monitoring of the Datasheet.

8. Financial Evaluation: At the time that an offer has been made and passed this information to the seller. Such information will include the prospective buyer needs to sell a property, requires a mortgage, availability of his funds for buying the property and pass this information to the seller. Such information will include the prospective buyer needs to find out from the source and prospective buyer needs to contact the seller.

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

the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-relundable payment and cannot be refunded should purchase cease to continue. It can be known that we receive a payment benefit of not more than £50+VAT. Offers can be accepted by the seller in writing. If there is any particular information which is of particular importance to the vendor, a written description of the property on behalf of the vendor. A no responsibility can be accepted for any expenses incurred by whichever in relation to this property or by the vendor.

Intending purchasers in inspecting properties which have been sold or withdrawn. Photographs taken and details provided to the vendor. A no responsibility can be accepted for any expenses incurred by the vendor. A no responsibility can be accepted for any expenses incurred by the vendor.

Intending purchasers should not rely on these details of condition and necessary permissions for use and occupation and other details given in good faith, and are believed to be correct but may correct overall description for the guidance of purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

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 substantial

#### Flood Risk: Rivers & sea - Very Low Surface Water - Very Low

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

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

**Council Tax Band:** A

**Property Location:** <https://what3words.com/coder.allike.revereted>

**Local Authority:** Somerset Council, County Hall, The Crescent, Tauton, TA1 4LY

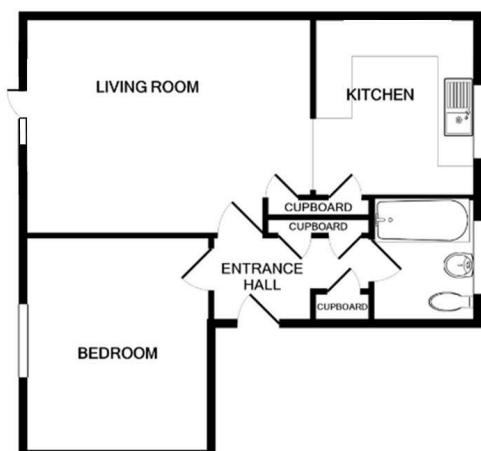
**Services:** Mains drainage, mains water, mains gas, mains electricity

**Tenure:** Leasehold

#### GENERAL REMARKS AND STIPULATIONS:



## Floor Plan



WM&T

## Description

- Ground Floor Apartment
- One Bedroom
- Gas Fired Central Heating
- Double Glazing
- Vacant Possession
- Close To Amenities

A one-bedroom ground floor apartment offering excellent potential, conveniently located close to local amenities on Lisieux Way. The property is offered with vacant possession and would now benefit from some modernisation, presenting an ideal opportunity for buyers to add value and personalise the space to their own taste.

Situated within a purpose-built three-storey block, the apartment benefits from double glazing and gas central heating, with the advantage of a ground floor position.



The accommodation comprises a wide entrance hall leading to a good-sized living room with access to the outside. A modern kitchen is found off the living room and offers a range of matching wall and base units, rolled-edge work surfaces, and tiled splashbacks. There is space for a cooker, washing machine, and tall fridge/freezer, with the gas boiler neatly tucked away within a cupboard.

The property further benefits from a double bedroom and a family bathroom comprising a WC, wash hand basin, and bath with tiled surround, completing the accommodation.

With its convenient location and scope for improvement, this property is well suited as a first-time purchase.

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