



LOCATION: Heatherton Park House is located on the outskirts of the popular village of Bradford on Tone which is between Taunton and Wellington. Bradford on Tone itself provides a village pub, village hall and church, whilst Taunton and Wellington are easily accessible with a larger range of facilities along with access to the M5 motorway at Junction 26. Taunton as the County Town provides a mainline railway station to London Paddington.

DIRECTIONS: From Wellington town centre office proceed in the Taunton direction passing the Blackbird Inn on the left hand side and just before The Worlds End public house on your right take the left turning into Heatherton Grange. Continue through the archway and gatehouse bearing left at the fork and continue along the driveway to the front of the property and to the communal car park. The apartment itself can be found on the ground floor access by a walkway and steps leading down to the front door.

AGENTS NOTE: The property is Leasehold and is looked after by Heatherton Park Management Company Ltd. We are advised that the annual Service Charge is £109.29 per month which includes buildings insurance, the water bill and the ground rent at £10 per annum. The lease remaining is 93 years.

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, gas central heating.

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

Property Location: w3w.co//blueberry.districts.waffle

Council Tax Band: A

Construction: Traditional historic construction of brick with render outer leaf under a slate roof

Broadband and mobile coverage: We understand that there is good. The maximum available broadband speeds are 23 Mbps download and 3 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

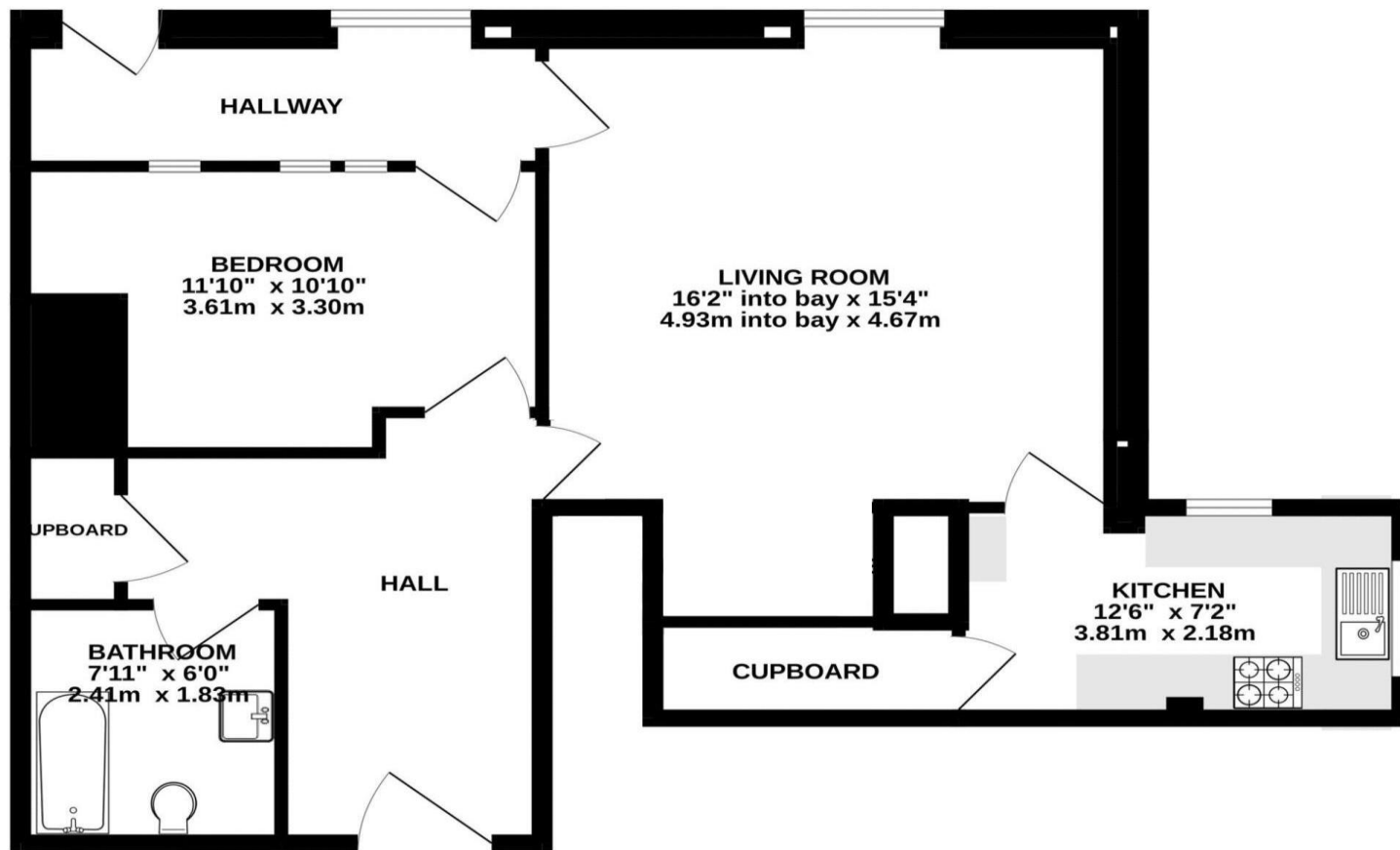
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

Having recently undergone a comprehensive refurbishment programme to a high standard, this surprisingly spacious ground floor apartment combines contemporary living with an abundance of charming period features.

Set within a stunning Grade II listed country house, the property benefits from gas central heating, allocated parking, communal gardens and courtyards, and is offered to the market with NO ONWARD CHAIN.

The apartment is approached via its own elegant chequered tiled entrance hall, which leads into an impressive living/dining room this room enjoys high ceilings, complemented by attractive picture rails, sash windows and a feature fireplace, this reception room provides ample space for comfortable everyday living and dining soft furnishings. The adjoining and recently installed kitchen has been thoughtfully designed with a contemporary range of matching wall and base units, contrasting worktops and upstands, and a selection of integrated appliances. A concealed wall-mounted boiler maintains the clean, modern finish, while a useful understairs utility cupboard provides plumbing for a washing machine. From the inner hallway, the contemporary fitted bathroom features a stylish three-piece white suite, including a drench shower over the bath, wall-mounted mirror with integrated lighting and a useful vanity unit. Sensor-activated lighting adds a further modern touch. Opposite the bathroom is the double bedroom.

The property is warmed by gas central heating and benefits from one allocated parking space, together with visitor parking. Residents also enjoy access to the attractive communal gardens and courtyards, providing pleasant outdoor spaces within this impressive historic setting.



- NO ONWARD CHAIN
- Beautifully refurbished to a high standard
- Spacious ground floor apartment
- Gas central heating
- Allocated parking and visitor parking
- Set within a Grade II Listed country house
- Communal gardens and courtyards

