11 Gaunton Close, TA1 4TW

£130,000 Leasehold

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Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold - New 999 Year lease. Service charge £47.56pcm Buildings ins £12.72pcm Management Charge £16.67pcm sinking fund £8.33 pcm

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: https://what3words.com/stow.tend.counts

Council Tax Band: B

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

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

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

Agents Note:

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

The Property Ombudsman

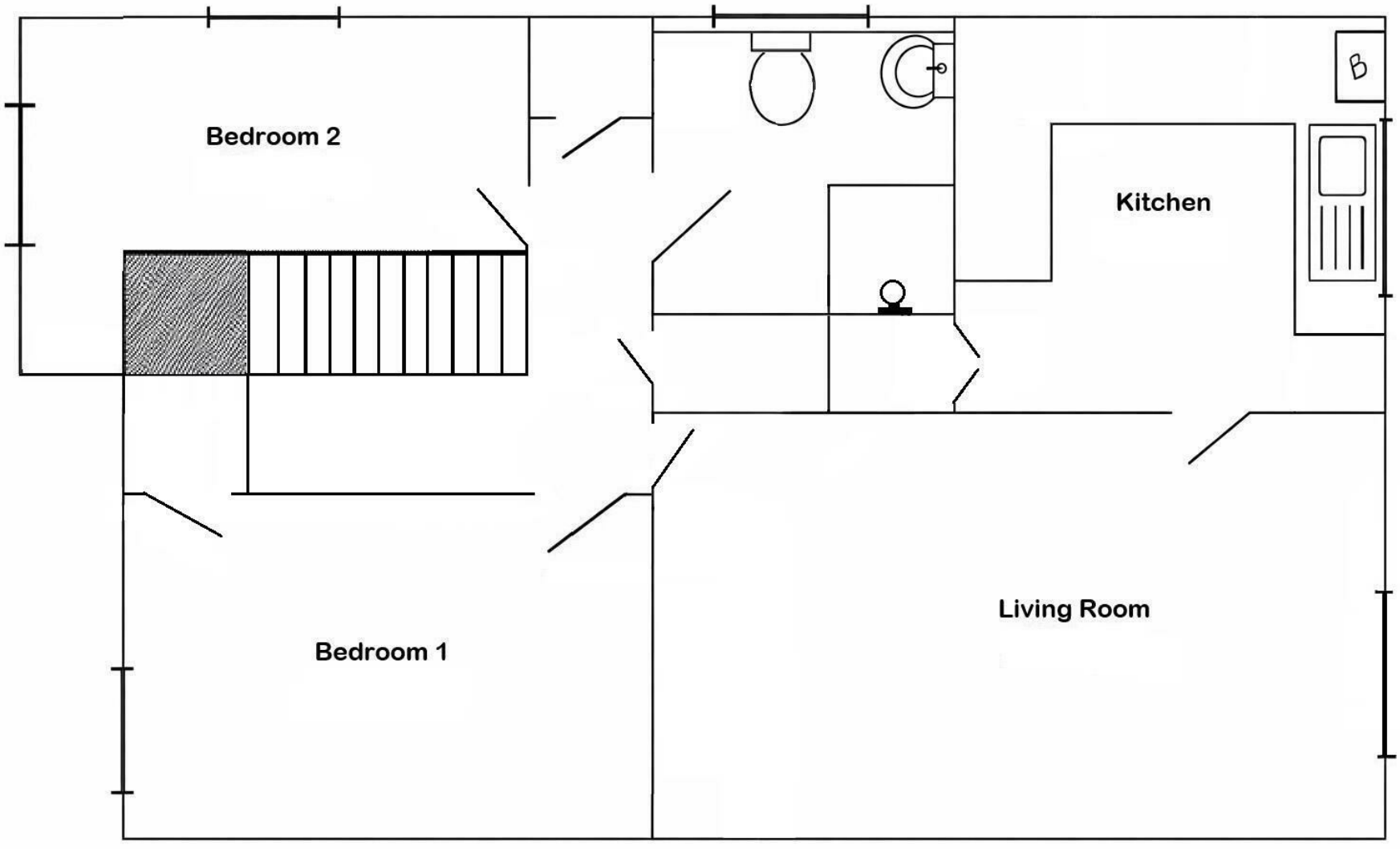
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Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T

Floor Plan



Description

- First Floor Flat
- Close to Musgrove Park Hospital & Renowned Primary and secondary Schools
- Popular Location
- Vacant Possession
- Two Bedrooms

Situated in a quiet cul-de-sac position this two-bedroom first floor apartment is offered with vacant possession and presents an excellent opportunity for buyers looking to put their own stamp on a home. The apartment benefits from uPVC double glazing and some gas heating and is
further enhanced by communal residents' parking.



Ideally located within easy walking distance of Musgrove Park Hospital and the popular Comeytrowe Centre, the property is perfectly positioned for convenience. The centre offers a Tesco Express, pharmacy, bakery, doctors' surgery and community hall, providing a range of everyday amenities close by.

In brief, the accommodation comprises a private front door leading into an entrance hall with a staircase rising to the first floor. There is a good-size living room which opens into a fitted kitchen, offering a practical layout. The kitchen is fitted with
wall and base units with work surfaces and tiled splashbacks, and includes a wall-mounted gas boiler, space for a cooker and plumbing for a washing machine.
There are two bedrooms, with bedroom one benefiting from built-in cupboard. A re-fitted shower room completes the accommodation, comprising a WC, wash hand basin and walk-in shower with electric shower over. Externally there is residents communal parking administered on a first come first served basis.