



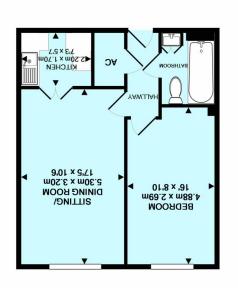






£65,000

10 Bishops Court Wellington, Somerset, TA21 8LT



er, measurements are approximate and for illustr Made with Metropix ©2018

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TOTAL APPROX. FLOOR AREA 41.0 SQ.M. (442 SQ.FT.)

Wellington | Somerset | TA21 8LT 10 Bishops Court,

000'993

GENERAL REMARKS AND STIPULATION

Tenure: Leasehold

Energy Rating: C Council Tax Banding: B



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Mellington

the market with vacant possession and no chain. walking distance of Wellington town centre with uPVC double glazing, electric heaters and offered to A lovely tucked away 1 double bedroom first floor apartment set in this popular development within

on the lower ground floor. The laundry room has a selection of washers and dryers can be found

we believe 1992. **Tenure:** The tenure of the property is **Leasehold** with 125 years from

31st <u>August 2</u>018. payable in two six monthly instalments. Correct for 1st September 2017 -Current Management Fees: Approximately £2,304.90 per annum,

occupants are to be of an age of 55 years or over. Current Ground Rent: Approximately £428.00 per annum. Purchasers/

purchase price for each year the property has been owned. payable to the ongoing sinking fund equating to 1% of the original Service Charge: At the point of re-selling the property a contribution is

accessed via Junction 26 just outside the town. Taunton which is approximately 8 miles distant. The M5 can be a regular bus service to outlying villages and to the County Town of and larger national stores such as the well renowned Waitrose. There is Wellington benefits from a good range of both independently run shops and recreational facilities to include a Sports Centre with swimming pool. Wellington town centre which offers an excellent selection of shopping LOCATION: Bishops Court is situated a pleasant stroll from the

Napoleon at the Battle of Waterloo. Wellington Monument was built to celebrate the Duke's victory over as his own when he became a Duke. The well known landmark, The history includes the fact that Arthur Wellesley took the town's name The town itself stands between the River Tone and the Blackdown Hills.

can be found on the left hand side just past the Victoria Arms public into North Street and continue along. The entrance to Bishops Court direction. On approaching the main town centre traffic lights, turn right DIRECTIONS: From our town centre office proceed in the Exeter

> easy walking distance of Wellington town centre. apartment is located in the popular Bishops Court development within DESCRIPTION: This lovely tucked away 1 double bedroom first floor

> offered to the market with vacant possession and no onward chain. serviced by a lift providing access to the higher floors. The property is room and a guest suite for visiting family and friends. The building is also over with the benefit of a House Manager, residents lounge, laundry The development is purpose built with an age restriction of 55 years and

> hallway there is an intercom system with a door entry code for visitors. which has slatted shelving with further storage space. Within the entrance hallway with an airing cupboard housing the hot water tank The accommodation comprises in brief, a front door leads through to the

> appliances. pase nuits with contrasting work surfaces and space for various leading through to the kitchen which comprises a range of wall and overlooking the gardens. There are double multi pane glass doors table and chairs with an electric wall heater and double glazed window The sitting room is of a good size with ample space for furnishings and a

> with full wall tiling and an electric wall heater. suite, a hand wash basin set into a vanity unit, bath and low level wc gardens. Complementing the bedroom is the bathroom with a coloured window overlooking the rear of the development and over the communal free-standing furniture with an electric wall heater and a double glazed The bedroom is of an excellent size with plenty of space for

come first serviced basis. Outside, to the front of the development parking is offered on a first

kitchenette where regular cottee mornings and activities are held. as a residents lounge which is nicely furnished and has an adjoining areas to sit out and relax. There is a security door entry system as well The communal gardens are well maintained all year round with various

pre-booked and there is a nominal charge for the use of this. The guest suite is available for family and friends and would need to be

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 warrantly 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 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, are selements or 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 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

to obtain verification from their Solicitor. intending purchasers in interspecting properties which have been sold let or withdrawn.

THE PROPERTY MISTERSHIP IONS ACT 1991 The agent has not lesterences to the Thorn of the formal 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 Thorne of the Property are based on information supplied by the Seller. The agent has not had been sold fit or withdrawn.

please contact the office and we will be pleased to check the information with you. 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, 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 other 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

ance 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, almensions, areas, reference to condition and necessary 31ANT 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 guid-