



**WILKIE MAY  
& TUCKWOOD**

**£79,950**

**30 Priory Court**  
**Wellington, Somerset, TA21 9HB**



This spacious 1 bedroom second floor apartment is located in the popular retirement development of Priory Court and is offered to the market with vacant possession and no onward chain.

**DESCRIPTION:** This spacious 1 double bedroom second floor apartment has the benefit of a residents lift servicing the upper floors uPVC double glazing and electric night storage heaters. Offered to the market with vacant possession and no onward chain.

The development prides itself on its thriving spirit with various activities which residents can take part in or simply enjoy the peace and tranquillity of the surrounding gardens. Other facilities within the development include a residents communal lounge with kitchen, laundry room, guest suite for visitors (by arrangement) and a resident House Manager.

**LEASE AND CHARGES:** The property is leasehold with an assignable lease of 99 years from 28th November 2000 which is extendable upon application. Occupants must be 60 years of age or over and have obtained the Estate Manager's approval for residency.

The Service Charge as of 1st April 2017 is £155.85 per calendar month and includes the pull-cord emergency-alert system, Estate Manager services, management fee, window cleaning, maintenance and insurance of the buildings and gardens.

Upon re-sale of the property the vendor is liable to pay back into the sinking fund a contribution calculated at 1% per annum of the original purchase price for the years owned.

This information is correct as of the 14th September 2017.

The accommodation comprises of an entrance door leading into the hallway which has a built-in storage/cloaks cupboard and an airing cupboard housing the hot water cylinder. From here doors lead off to all rooms with the main living room being of a larger than average size offering plenty of space for everyday furniture as well as a table and chairs. There is a night storage heater as well as a double glazing to the rear elevation with a further door through to the kitchen/breakfast room which again is of a good size comprising a range of wall and base units with space for an electric cooker, fridge freezer and a small table and chairs.

The main double bedroom has a double glazed window to the rear elevation with a electric "slimline" wall heater and built in wardrobes with sliding doors.

The bathroom is fitted with a 3-piece coloured suite comprising a pedestal wash basin, wc and panelled bath with a wall mounted "Mira Sport Max" shower over, tiled splash backs, a shaver point and an electric heated towel rail.

Outside, there is an attractive approach to the development with some resident and visitor parking with beautifully tended gardens which are well stocked with flower and shrub borders with pathways leading to seating areas, ideal for sitting out and relaxing.

The town itself stands between the River Tone and the Blackdown Hills. The history includes the fact that Arthur Wellesley took the town's name as his own when he became a Duke. The well-known landmark, Wellington Monument, was built to celebrate the Duke's victory over Napoleon at the Battle of Waterloo. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant with an excellent main line railway station. Junction 26 of the M5 is within 2 miles of Priory Court, providing swift access to Exeter, Tanton and Bristol.

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**GENERAL REMARKS AND STIPULATION**

**WILKIE MAY & TUCKWOOD**

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We Value Wellington