

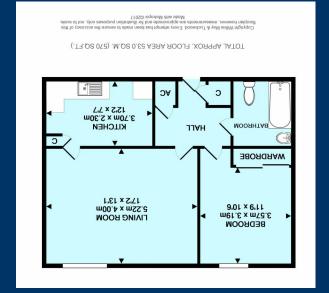








£79,950



30 Priory Court Wellington | Somerset | TA21 9HB

096'613

GENERAL REMARKS AND STIPULATION

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Tenure: Lessehold Council Tax Banding: B Energy Rating: C



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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

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.

DIRECTIONS: From our Wellington town centre office proceed in the Taunton direction. After St John's Parish Church take the first turning right into Priory and then the first turning left into Priory Gourt can be found towards the end on the left hand side.

LOCATION: Priory Court is a short stroll from Wellington town centre and its amenities which include a good range of both independently run shops and larger national stores such as the well renowned Waitrose.

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, Taunton and Bristol.

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.

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.

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 glazed window 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, a range of wall and base units with space for an electric cooker, a ridge 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, we 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.

IMPORTANT MOTICE Wilke May & Lickwood for themselves and for the vendors of the property, whose agents they are give notice themselves the form the guidance of intending purchaser and to not constitute part of an offer or confidured. Prospective purchaser and lessees ought to seek their own professional advices. All descriptions of an offer or confidured. Prospective purchasers and essees ought to seek their own professional advices. All descriptions dimensions for use and coccupation and necessary permissions for use and coccupation and not rely on them as a statements or representations of fact, but must statisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkle May & Tuckwood has any authority to make as a statements or representations or warranty wastever in relation to this property on the professional adviser of the professional adviser. All the correctness of each of them. 3. No person in the employment of Wilkle May & Tuckwood has any authority to make as a statement of the professional advisers in relation to this properties which have been sold, let or withdrawn.

incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

THE PROPERTY MISDESCRIPTIOUS ACT 1991 The agent has not lested 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 a basin verification from their sollicitor.

Substant Active the substance of the Property are based on information supplied by the Seller. The agent has not had sight of the fille documents. A Buyer is advised to obtain verification from their Sollicitor.

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8. Financial Evaluation is As It the time that an offer has been made and is being considered by the seller, you must take reasonable subst to find out the proseditive buyer reads to sell a property, requires a mondage, claims to be a cash buyer or any combination of missives) and must include regular monitoring of the proseditive buyer is projective hours and must include site and separate to sell a property, requires a mondage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandium of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must confinue after acceptance of the office until exchange of contracts (in Sociand, conclusion of missives) and must include regular monitoring of the provisions of the Data Protection Act. 8b These reasonable steps must confirm authorized to the provision of the provisions of the provision of the provision

MESUREMENTS AND OTHER INFORMATION All messurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular im-portance by you, please contact the office and we will be pleased to check the information with you.

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