



33 Beech Court

Tower Street, Taunton, Somerset. TA1 4BH

**WILKIE MAY  
& TUCKWOOD**





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## GENERAL REMARKS AND STIPULATION

**Tenure:** Leasehold

**Lease:** The vendors have informed us of 71 years remaining on the lease.

**Service Charge:** Annual service charge of £2076 and a ground rent of £225 per annum.

**Energy Rating:** B

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**TA1 4BH**

**£70,000**



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**THE PROPERTY MISDESCRIPTIONS ACT 1991** 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.

**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.

**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.

**DESCRIPTION:** This 1 bedroom second floor apartment is set in a development for the over 55's close to Taunton town centre. The property is double glazed throughout and heated via electric storage heating. The accommodation briefly comprises of: an entrance hallway with airing cupboard with hot water tank and shelving, a living room with sliding patio doors with Juliet balcony with distant views over roof tops to the Quantock Hills, kitchen with a range of wall and base units and spaces for electric cooker, slim line dish washer and fridge/freezer, master bedroom with built in wardrobes and a recently re-fitted shower room with walk-in shower, low level WC, pedestal wash hand basin with useful cupboard beneath and a heated towel rail. Outside there are communal gardens and communal parking. Within Beech Court residents have the use of 3 guest suites (subject to charges) a communal laundry facility, residents lounge, conservatory and kitchen. There is also the benefit of peace of mind with a resident manager and 24 hour care line if required.

**LOCATION:** Beech Court is found within close walking distance of Taunton town centre which has a large range of shopping leisure and scholastic amenities. Taunton itself offers access via junction 25 of the M5 motorway and has a main line intercity railway station.

**DIRECTIONS:** From our office proceed down Corporation Street turning right at the mini roundabout and Beech Court will be found immediately on your left hand side.

## **ACCOMMODATION**

**LIVING/DINING ROOM** 15'8 x 11'8 (4.77m x 3.55m)

**KITCHEN** 8'5 x 5'6 (2.56m x 1.67m)

**BEDROOM:** 12'1 x 9'9 (3.68m x 2.97m)

## **SHOWER ROOM**

**A 1 bedroom second floor retirement apartment set within level walking distance to the town centre and available with no onward chain.**