



**WILKIE MAY
& TUCKWOOD**

£65,000

7 Bishops Court
Wellington, Somerset, TA21 8LT

This 1 double bedroom apartment is situated in a convenient location within easy walking of Wellington town centre. Offered to the market with vacant possession a viewing is highly recommended.

DESCRIPTION: A sensibly priced 1 double bedroom first floor apartment serviced by a residents lift is situated within the heart of Wellington in the popular Bishops Court Development. This purpose built development for the over 55 years has a lift providing access to all floors and has the benefit of a House Manager, residents lounge and laundry room, together with a guest suite which offers an additional accommodation for family members and friends. The apartment itself now requires some updating and modernisation. Offered to the market with no onward chain a viewing is strongly recommended.

The accommodation comprises of an entrance hallway with a useful full length cupboard providing access to the sitting room which is of a larger than average size with space for everyday furniture, a dining room table and chairs with a window to the front elevation.

The kitchen adjoins the sitting room and comprises of a range of wall and base units with contrasting work surfaces and space for appliances. From the hallway there is a double bedroom with a double glazed window to the front elevation and built-in wardrobes. An adjoining bathroom comprises a 3-piece suite with tiled splash backs, a hand wash basin set into a vanity unit.

Outside, to the front of the development parking is offered on a first come first serviced basis. The communal gardens are well maintained all year round with various areas to sit out and relax. There is a security door entry system as well as a residents lounge which is nicely furnished and has an adjoining kitchenette where regular coffee mornings and activities are held. The guest suite is available for family and friends and would need to be pre-booked and there is a nominal charge for the use of this.

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

Tenure: The tenure of the property is **Leasehold** with 125 years from the 1st January 1992.

Current Management Fees: £1100.67 per annum, payable in two six monthly instalments.

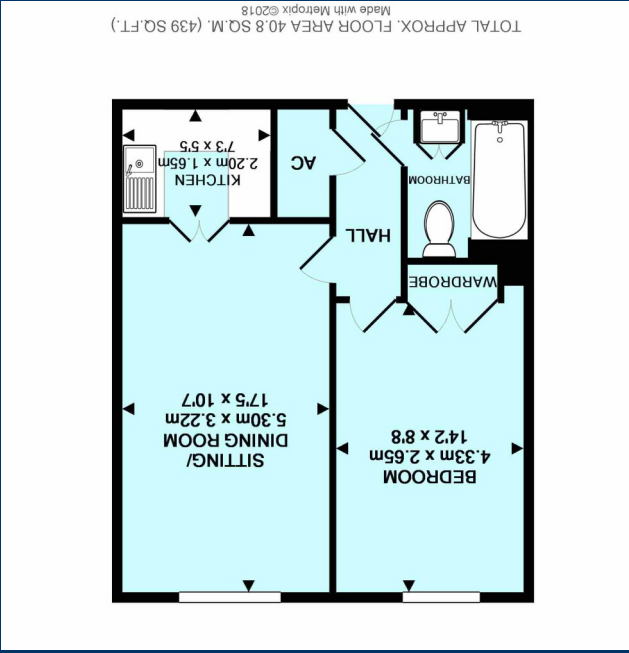
Current Ground Rent: Approximately £427.26 per annum. Purchasers/occupants are to be of an age of **55 years or over.**

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

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.

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

IMPORTANT NOTICE Wilkie May & Tuckwood 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 guidance of intending purchasers 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, areas, reference to condition and necessary measurements and other information are approximate. While we endeavour to make our sales particulars 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. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. 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 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. **8. Financial Evaluation** 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 the purchase of the property. **THE PROPERTY MISCELLANEOUS 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. **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 for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, areas, reference to condition and necessary measurements and other information are approximate. While we endeavour to make our sales particulars 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. **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 for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, areas, reference to condition and necessary measurements and other information are approximate. While we endeavour to make our sales particulars 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.



7 Bishops Court,
Wellington | Somerset | TA21 8LT

£65,000

GENERAL REMARKS AND STIPULATION

Tenure: Leasehold
Council Tax Banding: B
Energy Rating: B



Tel: 01823 667799
29 High Street, Wellington, Somerset, TA21 8QT
Website: www.wilkie.co.uk
Email: wellington@wilkie.co.uk