



## Flat 9 Vivary Gate

Upper High Street, Taunton, Somerset. TA1 3PX

**WILKIE MAY  
& TUCKWOOD**



**pect. Offered to the market with no onward chain.**

**DESCRIPTION:** This 2 bedroom ground floor apartment is set in an enviable position next to Vivary Park within easy level walking distance of Taunton town centre. The property which is offered with vacant possession, features a communal gas fired central heating system and in brief the property of you.

**Vivary Park.**

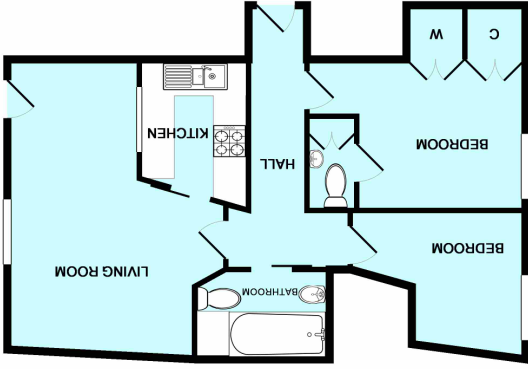
and city railway station.

## BATHROOM

double fitted wardrobe or en-suite. (3.09m x 2.81m)

**SITTING ROOM 14'8 x 9'02 not a square dimension**

## GROUND FLOOR:



Copyright Wilkie May & Tuckwood. Every attempt has been made to ensure the accuracy of this isopleth however, measurements are approximate and for illustration purposes only, not to scale. Made with Metronix ©2017

## Flat 9 Vivary Gate,

£84,950

**GENERAL REMARKS AND STIPULATION**

**MANAGEMENT FEE: For 17/18 are £2332.68**

**AGENTS NOTE:** Please note that Vivary Gate is a Grade II listed building.

The large photo on the front of this brochure shows the rear aspect of the building and not only flat 9.

**WILKIE MAY & TUCKWOOD**

**Tel: 01823 332121**  
**Winchester House, Corporation**  
**Street, Taunton, TA1 4AJ**  
**Website: [www.willkie.co.uk](http://www.willkie.co.uk)**  
**Email: [taunton@willkie.co.uk](mailto:taunton@willkie.co.uk)**



**IMPORTANT NOTICE** Willie May & Tuckwood, for themselves and for the vendors or the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description of the land being purchased 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, references to condition and necessary permissions should not rely on them as statements or warranties. 3. No person in the employment of Willie May & Tuckwood has any authority to make or give any representations or warranties in relation to this property on behalf of Willie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **THE PROPERTY MISDECEPCTIONS 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 As 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 the 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 misstake) 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.