

**WILKIE MAY  
& TUCKWOOD**

**£79,950**

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



**This 2 bedroom apartment is located within this popular retirement development with lovely communal gardens surrounding. Offered to the market with vacant possession and no onward chain.**

**DESCRIPTION:** This 2 bedroom apartment has the benefit of a residents lift servicing the upper floors with two-tone uPVC double glazing and electric night storage heating. The development prides itself on its thriving spirit and various activities which residents can take part in or simply enjoy the well tended 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. Offered to the market with vacant possession and no onward chain.

The accommodation comprises of a front door leading through to the entrance lobby with a useful storage cupboard and separate airing cupboard with intercom system for visitors and a emergency pull-cord. The sitting/dining room is of a good size with a window overlooking the communal gardens, ample space for a table and chairs and furnishings with an adjoining kitchen which has been replaced in recent years to include maple effect wall and base units with contrasting work surfaces and space for various appliances.

From the entrance there are 2 bedrooms each with a pleasant outlook over the communal gardens complemented by the bathroom.

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.

**LEASE AND CHARGES:** The property is leasehold with an assignable lease of 99 years from 19th June 2003. Occupants must be 60 years of age or over and have obtained the Estate Manager's approval for residency.

The Service Charge as of 17th November 2017 is £187.03 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 17th November 2017.

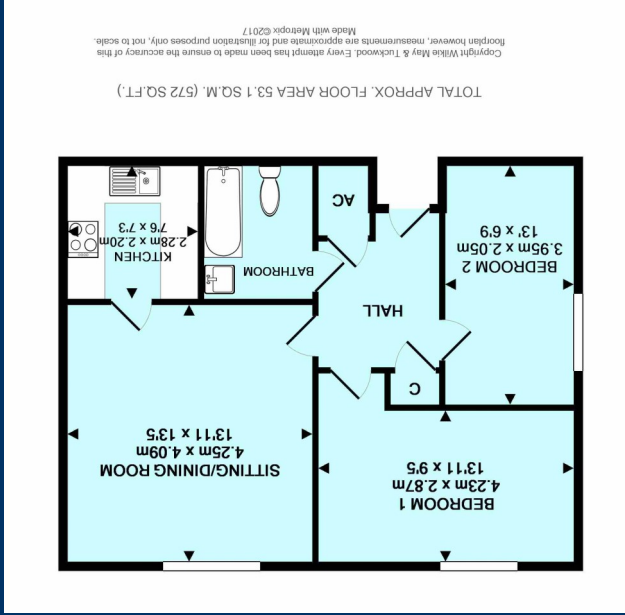
**DIRECTIONS:** From our Wellington town centre office proceed in the Taunton direction. After St John's Parish Church take the first turning right into Priory and then the first turning left into Priory Gardens; Priory Court can be found towards the end on the left hand side.

**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.

**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 of the property. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them or give any representations or warranties in relation to this property on behalf of Wilkie 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 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 inspect the 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 acquisition 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. **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 of the property.



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**GENERAL REMARKS AND STIPULATION**  
**Tenure:** Leasehold  
**Council Tax Banding:** B  
**Energy Rating:** D



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