



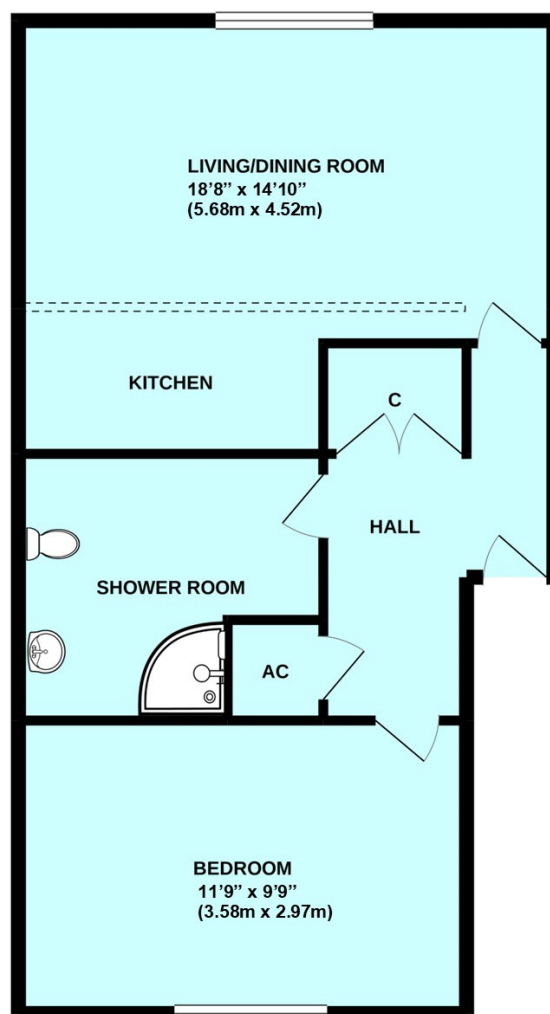
Flat at Quantock House
 North Petherton, TA6
 £104,950 Leasehold

			
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Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR



Made with Metropix ©2021

Description

This one bedroom first floor apartment is well presented with views over the town centre of North Petherton. The property has been refurbished with new floor coverings, newly upgraded shower room and there are newly installed radiators.

The residence benefits from off-road parking for residents.

There is no onward chain with this property.

- Excellent central location in town
- One bedroom first floor apartment
- Views over North Petherton
- Kitchen/living/dining room over 19'
- Bedroom
- Upgraded shower room
- New floor coverings
- Newly installed radiators
- Ground floor storeroom
- Residents' parking
- No onward chain

THE PROPERTY:

The accommodation comprises a door to the entrance hall where there is a coat/utility cupboard (marked C on the plan). From the hallway there is a kitchen/living/dining room over 19' length with double glazed front aspect window. There are a range of low level kitchen units with recesses for domestic appliances and ample worksurfaces. There is space for soft furnishings and a dining room table.

From the entrance hall is access to the principal bedroom with a rear aspect window and a separate shower room with a corner shower cubicle with tiled splashbacks, WC and wash hand basin (newly fitted).

Outside – To the ground floor of the building is a storeroom ideal for bicycles etc with light fitted (9'3" x 3'5"). A private pedestrian gate leads to Fore Street in the centre of the town. There is also rear residents' parking.

LOCATION: Situated in a central position within the village of North Petherton that offers a wide range of facilities and amenities including a pharmacy, GP surgery, library, vets, primary and junior schools, shops for day to day needs, restaurants and public houses. There are regular bus services to Bridgwater, Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith from the centre of the village. Junction 24 allows easy access to the M5 motorway. Bridgwater is approximately 3.5 miles away and offers a wide range of educational facilities together with retail and leisure amenities. Main line links are available via Bridgwater Railway station.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold by private treaty.

Leasehold details: 173 years remaining on lease. No annual ground rent. Annual service charge £846 (includes annual buildings' insurance).

Services: Mains water, mains electricity, mains drainage, electric heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: A

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE and Three. Voice only: O2 and Vodafone.

Flood Risk: Rivers and sea: Vey low risk **Surface water:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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 purchaser 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 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 as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever 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. Photographs taken and details prepared in November 2023.

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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

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.

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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY



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