



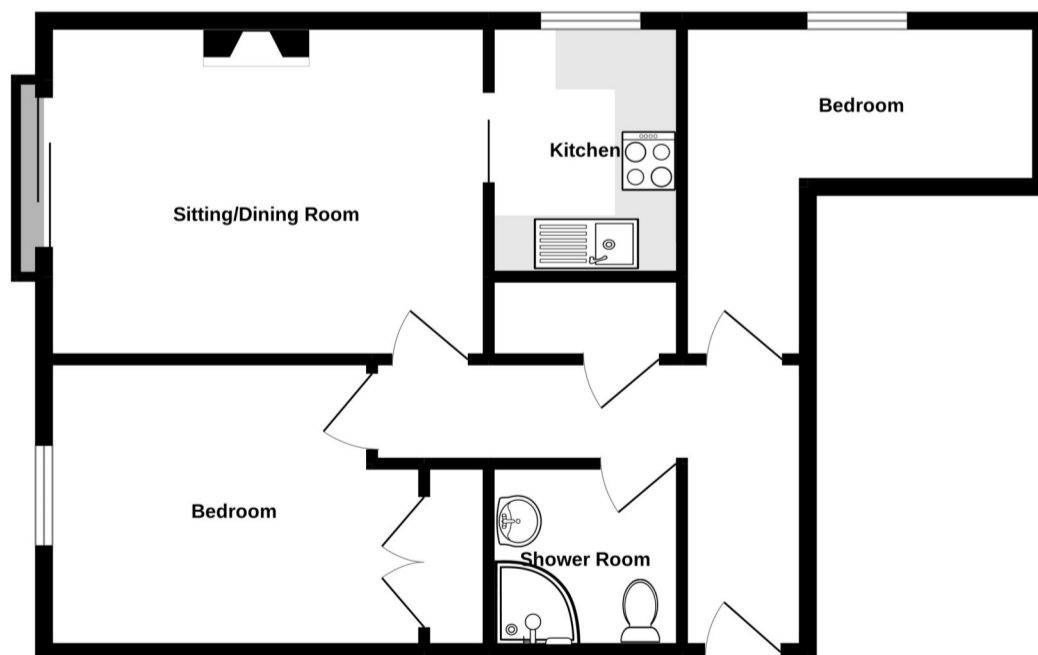
**23 Beech Court**  
 Taunton, TA1 4BH  
 £110,000 Leasehold

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<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FIRST FLOOR:** LIVING ROOM: 11'2" x 14'7" (3.40m x 4.44m), KITCHEN: 8'11" x 6'6" (2.71m x 1.98m), BEDROOM ONE: 12'7" x 9'8" (3.83m x 2.94m),  
 BEDROOM TWO: 11'8" x 5'4" (3.55m x 1.62m), SHOWER ROOM: 6'5" x 5'6" (1.95m x 1.67m)



## Description

This two bedroom first floor apartment is situated at the front of Beech Court with a town aspect and is offered to the market with no onward chain.

The development of Beech Court is specifically for the over 55s and is situated within close walking distance of Taunton town centre. The property is double glazed and heated via electric heating.

- Over 55s Accommodation
- Close To Town Centre
- Double Glazing
- Electric Heating
- Residents Parking



Internally, the property comprises of entrance hallway, living room with sliding patio doors onto a Juliette balcony. There is a fitted kitchen with matching wall and base units, roll edge work surfaces and tiled splashbacks with space for cooker and fridge as well as a window giving side aspect. There are two bedrooms (bedroom one with built-in wardrobes) and a refitted shower room which completes the accommodation.

Externally, Beech Court is set in communal gardens with residents parking which is administered on a first-come, first-serve basis. Within Beech Court residents have the use of guest suites (subject to charges), communal laundry, residents lounge, conservatory and kitchen. There is also the benefit and peace of mind of an on-site resident manager.

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### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale leasehold by private treaty with vacant possession on completion.

**Lease Information:** Years remaining on lease: 67 years. Service Charge: £4,746.96 per annum approx. Ground Rent: £150 p/a.

**Services:** Mains water with meter, mains electricity, mains drainage, electric central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY.

**Property Location:** w3w.co/donor.stump.fire

**Council Tax Band:** C

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 November 2022. 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.



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