

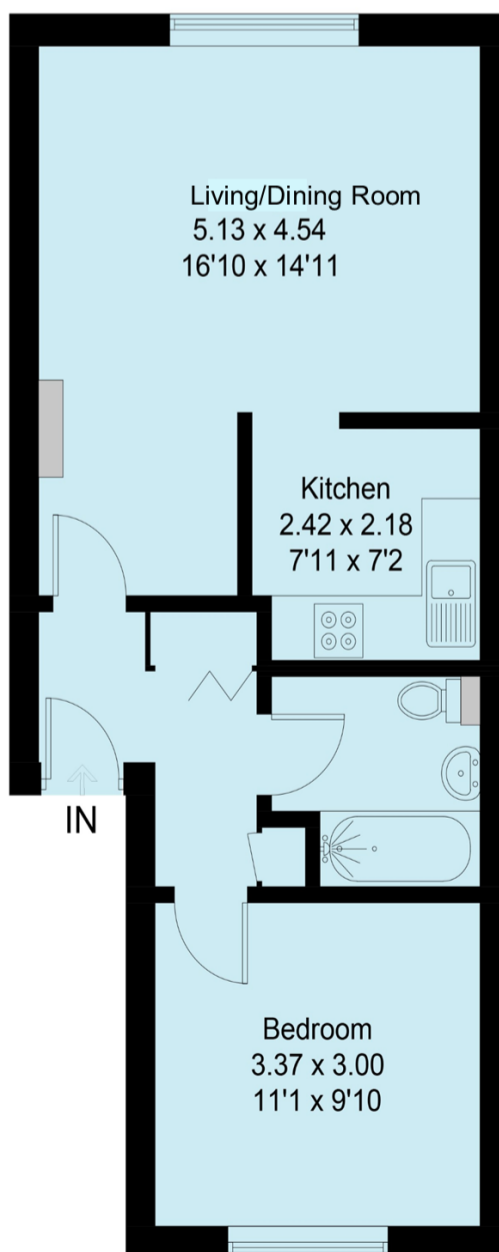


Quantock House Apartment
 North Petherton, TA6
 £114,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID1024657
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

This refurbished one bedroom apartment has new floor coverings and is offered to the market with no chain. It has an extended lease together with a refurbished bathroom and private storeroom with light connected. There is residents' parking at the rear.

- Central town location
- Excellent transport links
- Refurbished one bedroom apartment
- Over 16' living/dining room
- Kitchen
- Bedroom
- Bathroom
- Modern electric heating
- No onward chain
- Residents' parking at rear

THE PROPERTY:

The property is an extremely well presented one bedroom apartment overlooking the centre of the town of North Petherton including the church. The town has excellent services and amenities.

The accommodation comprises a door to the entrance hall with an airing cupboard and storage cupboard with a smoke alarm. There is a lounge/dining room with a front aspect, overlooking the church, and a night storage heater. The separate kitchen has a range of units and ceramic tiled flooring with recesses for domestic appliances. From the entrance hall, which benefits from an electric radiator, is access to the principal bedroom with a rear aspect and electric radiator.

The apartment has a separate bathroom fitted with a new suite, with bath, electric shower over, tiled surround, an extractor fan, WC, wash hand basin and a heated towel rail.

Outside – The dwelling benefits from residents' parking and on the ground floor is a useful storage shed, situated in the basement of the building – ideal for tumble dryers etc and general storage.

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.



WM&T

GENERAL REMARKS AND STIPULATION

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

Leasehold details: 981 years remaining on lease. No annual ground rent. Annual service charge of approximately £900 (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



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.

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