



25 Eastgate Gardens

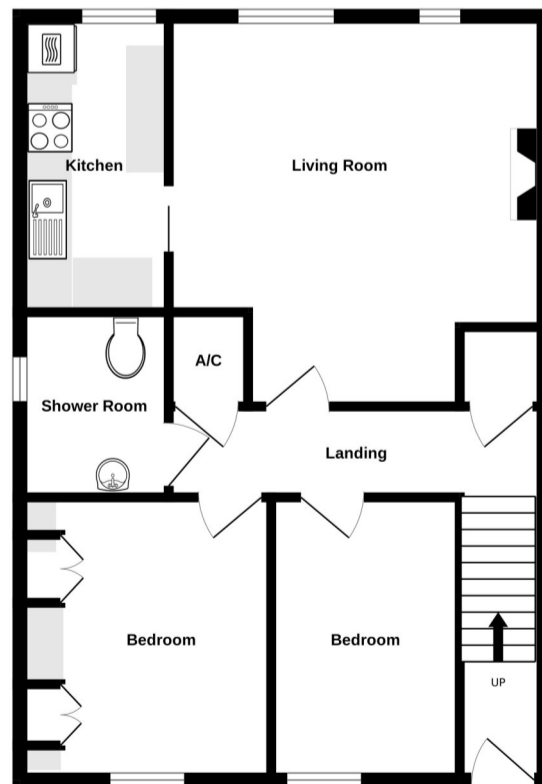
Taunton, TA1 1RD

£139,950 Leasehold



Wilkie May
& Tuckwood

Floor Plan



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. Made with Miroplan ©2024

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GROUND FLOOR: HALLWAY

FIRST FLOOR: LANDING, LIVING ROOM: 14'8" x 15'6" (4.47m x 4.72m), KITCHEN: 12'3" x 5'11" (3.73m x 1.80m), BEDROOM ONE: 11'3" x 9'11" (3.42m x 3.02m),

BEDROOM TWO: 11'2" x 7'5" (3.40m x 2.26m), SHOWER ROOM: 5'5" x 7'3" (1.65m x 2.20m)

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Description

Situated in a central position within this popular over 55s development close to Taunton town centre, is this two bedroom first floor apartment.

The property, which benefits from double glazing and electric heating, is further enhanced by a view to the rear over communal gardens and is offered to the market with vacant possession.

- Over 55s Accommodation
- Two Bedrooms
- Communal Gardens
- Close To Town Centre
- Double Glazing
- Electric Heating



Internally, the accommodation comprises; generous size sitting room with electric fire and access through to a modern fitted kitchen. The kitchen has been refitted with a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with integrated oven, microwave and electric hob. There is space for a tall fridge/freezer and space and plumbing for a washing machine as well as a double glazed window to the rear.

There are two bedrooms (bedroom one with fitted bedroom furniture) and a shower room comprising of wc, wash hand basin, walk-in shower with glass screen and porthole window completes the accommodation.

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GENERAL REMARKS AND STIPULATIONS:

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

Lease Information: Lease Length: 125 years (89 years remaining). Service Charge: £2,519 p/a. Ground Rent: Peppercorn.

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

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

Property Location: w3w.co/front.lawn.elaborate

Council Tax Band: C

Agents Note: We have been advised that on completion of a resale, owners will be required to pay 1% to the management company.

Flood Risk: Very Low Risk. **Accessibility:** Eight steps to front door of building with a further staircase up to the flat.

Broadband: Ultrafast— up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Availability: Voice & data available with EE, 3, O2 & Vodafone.

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 February 2024. 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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Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

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