



Flat 8 Vivary Gate

Upper High Street, TA1 3PX

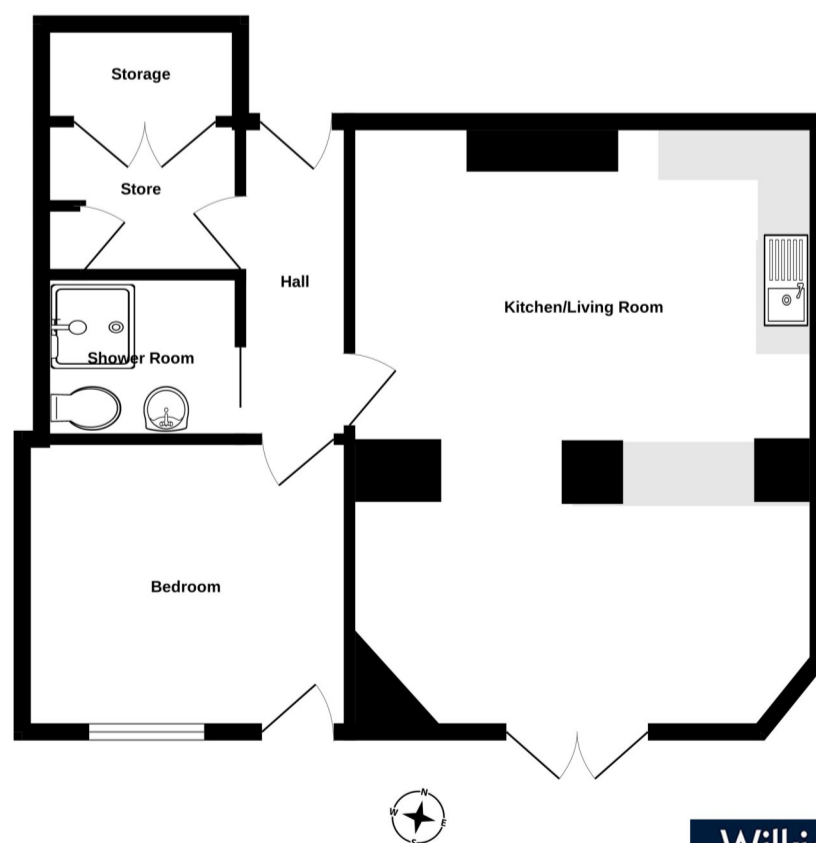
£95,000 Leasehold



**Wilkie May
& Tuckwood**

Floor Plan

Ground 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.
Made with Metroplan ©2024

**Wilkie May
& Tuckwood**

GROUND FLOOR: COMMUNAL ENTRANCE, ENTRANCE HALLWAY, KITCHEN: 16'1" x 11'1" (4.90m x 3.37m), LIVING ROOM: 13'9" x 8'5" (4.19m x 2.56m),

BEDROOM: 10'4" x 8'6" (3.14m x 2.59m), WET ROOM: 6'10" x 5'6" (2.08m x 1.67m), STORAGE ROOM: 5'6" x 5'2" (1.67m x 1.57m)

WM&T

Description

Offered to the market with vacant possession and no onward chain is this one bedroom basement flat situated in the heart of Taunton town centre.

With a beautifully maintained communal gardens which back on to Vivary Park and a mains gas fired central heating system.

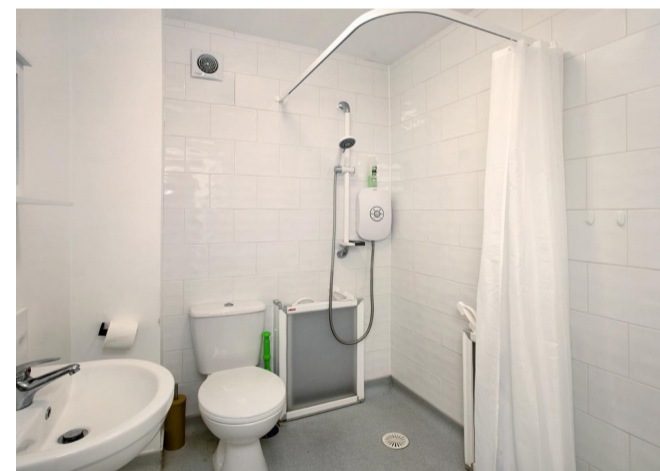
- One Bedroom
- Basement Flat
- Grade II Listed Building
- Town Centre Location
- Beautifully Kept Communal Gardens
- Backing Onto Vivary Park
- Vacant Possession
- No Onward Chain



The accommodation comprises in brief; communal entrance hallway with lift proving access down to the basement level. Front door leading into entrance hallway with walk in wardrobe/storage room off. The kitchen is fitted with a selection of matching wall and base storage units, roll edge work surfaces, space for an oven space for a fridge/freezer. Off the living room there is a door which provides access into the communal garden.

The bedroom is found to the rear of the property and also has a door leading into the communal garden. The accommodation is completed with a wet room comprising shower, low level wc and wash hand basin. Externally, there are steps which lead up to the beautifully maintained communal garden. There is a secure gate which leads into Vivary park and a useful side access leading out on to Upper High Street.

WM&T



GENERAL REMARKS AND STIPULATIONS:

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

Lease Information: There is currently a new lease being created which will have a length of 999 years. Service Charge: TBC with new lease. Ground Rent: N/A.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/richeformat.reds

Flood Risk: Surface water—low. Rivers & Sea—medium. **Broadband:** Ultrafast with up to 1000Mbps download and 200Mbps upload speeds.

Mobile Phone Coverage: Indoor—voice & data available with EE, Three, O2 & Vodafone. Outdoor—voice, data & enhanced data available with EE, Three, O2 & Vodafone.

Agents Note: Vivary Gate is a Grade II Listed Building.

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 March 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.



rightmove

Tel: 01823 332121

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

WM&T