



20 Blagdon Lodge

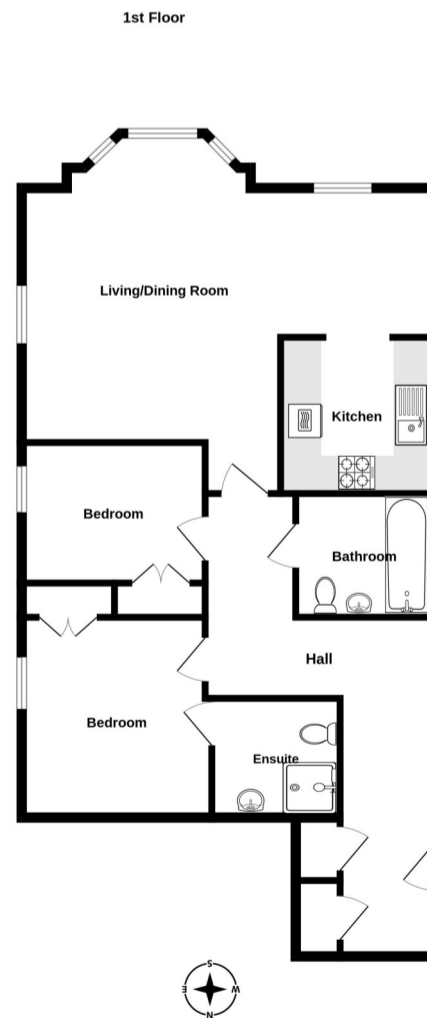
Kinglake Drive, TA1 3RR

£320,000 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.
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& Tuckwood**

FIRST FLOOR: ENTRANCE HALL, LIVING/DINING ROOM: 18'4" x 22'10" max (5.58m x 6.95m max), KITCHEN: 8'8" x 8'10" (2.64m x 2.69m),

BEDROOM ONE: 11'5" x 10'1" (3.47m x 3.07m), EN-SUITE SHOWER ROOM: 6'9" x 7'4" (2.05m x 2.23m), BEDROOM TWO: 8'0" x 10'4" (2.43m x 3.14m),

BATHROOM: 7'10" x 7'0" (2.38m x 2.13m)

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Description

Offered to the market with vacant possession is this spacious two bedroom first floor retirement apartment situated in the highly sought after Blagdon Village development.

The development of Blagdon Village is specifically for retirement living with owners over 60 years of age and is set within mature landscaped gardens with a central country club style facilities including a restaurant and bar providing a wealth of activities for residents to enjoy.

The development is well located for ease of access to Taunton town centre, as well as Vivary Park.

- First Floor Apartment
- Two Bedrooms
- Retirement Specific (Over 60s)
- Gas Fired Central Heating
- Double Glazing



The property, which benefits from double glazing and gas fired central heating, comprises in brief; front door into wide entrance hall with two storage cupboards. There is a large open plan, dual aspect living/dining room offering a light and airy space with a large bay window overlooking the village green and opening into a modern fitted kitchen. The kitchen comprises of a range of wall and base units, work surfaces and tiled splashbacks with integrated double oven, electric hob, integrated dishwasher, fridge/freezer and washing machine.

There are two bedrooms, both with fitted wardrobes (bedroom one with en-suite shower room comprising wc, wash hand basin and walk-in shower). A family bathroom completes the accommodation and comprises of wc, wash hand basin and bath with mixer shower over.

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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 from 2005 (107 years remaining). Service Charge: £6,608.03 p/a. Ground Rent: £275 p/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/flags.chats.shirt

Council Tax Band: D

Broadband Availability: Ultrafast with up to 1,000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor – voice & data likely available with Vodafone, voice likely available with O2, limited data available with O2, limited voice & data available with EE and Three. Outdoor – voice & data likely available with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

Agents Note: We have been advised that on completion of a resale, owners will be required to pay 12.5% to the management company.

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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