



26 Waters Edge

Taunton, TA1 1AS

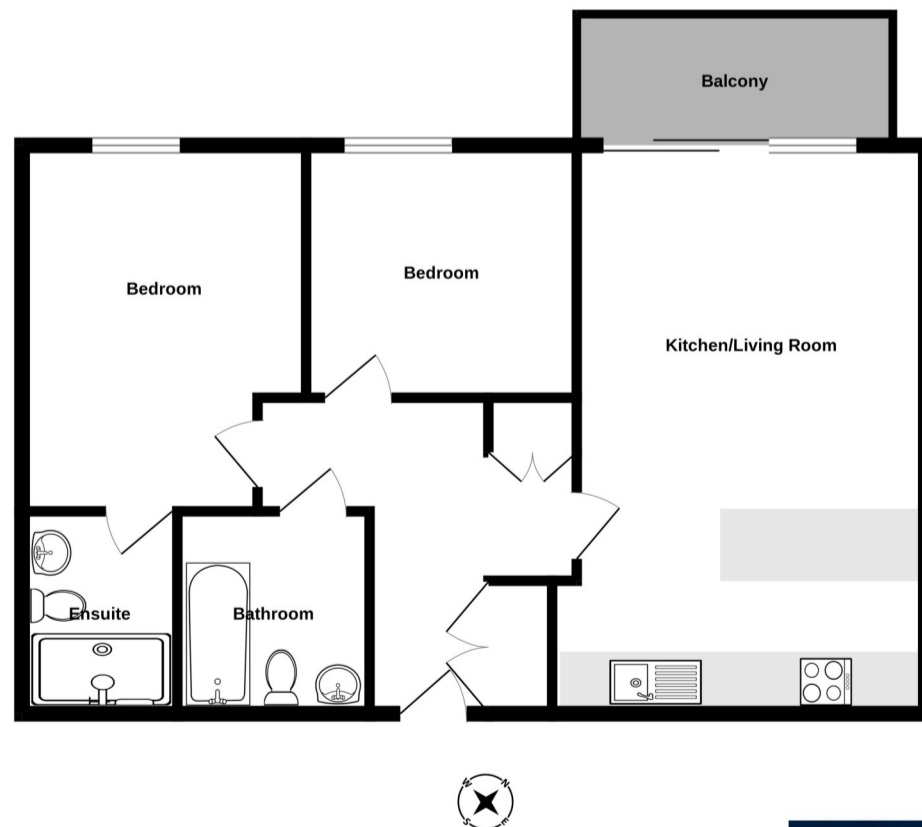
£229,950 Leasehold



**Wilkie May
& Tuckwood**

Floor Plan

2nd 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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& Tuckwood**

SECOND FLOOR: LIVING ROOM/KITCHEN: 20'9" x 13'9" max (6.32m x 4.19m max), BEDROOM ONE: 10'7" x 13'9" (3.22m x 4.19m),

EN-SUITE SHOWER ROOM: 7'1" x 4'8" (2.15m x 1.42m), BEDROOM TWO: 10'1" x 9'5" (3.07m x 2.87m), BATHROOM: 7'2" x 6'5" (2.18m x 1.95m)

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Description

This two bedroom second floor apartment is offered to the market with no onward chain and is situated within easy reach of Taunton town centre. The property is benefitted by a private balcony and riverside views.

The development of Waters Edge is a collection of stylish apartments benefitted by a lift and enhanced by one parking within a gated secure parking area.

- Second Floor Apartment
- Two Bedrooms
- Easy Access To Town Centre
- Secure Allocated Parking
- Private Balcony
- No Onward Chain



Internally, the property, which benefits from double glazing and gas central heating, offers a stylish open plan living room/kitchen with access on to the private balcony. The kitchen is fitted with a range of matching wall and base units, work surfaces and tiled splashbacks with integrated stainless steel oven, four ring gas hob and extractor as well as an integrated dishwasher, fridge and freezer and a built-in breakfast bar.

There are two bedrooms (bedroom one with well equipped en-suite shower room) and a family bathroom completes the accommodation. As previously mentioned, there is one allocated parking space in a secure gated car park for residents which is situated behind the building.

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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: 999 years (992 years remaining). Service Charge: £2,515p/a. Ground Rent: £300 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/crop.cried.audit

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data likely with Three; voice only likely with O2 & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

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

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 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.