



## 7 Portland Place

Taunton, TA1 1UX

£290,000 Leasehold



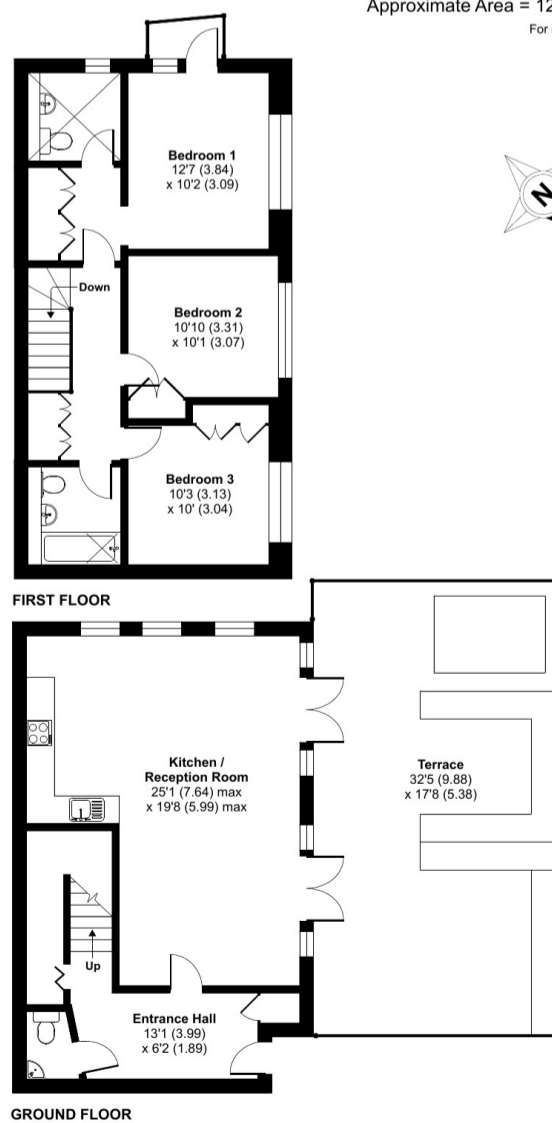
**Wilkie May  
& Tuckwood**

## Floor Plan

### Portland Place, Taunton, TA1

Approximate Area = 1237 sq ft / 114.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1187520



## Description

Situated in the sought after residential location of French Weir, within easy reach of Taunton town centre and French Weir park/Longrun Meadow, is this stylish three bedroom first and second floor maisonette.

The property, which offers open plan accommodation benefitted by double glazing and gas fired central heating, is further enhanced by its own private roof terrace – an ideal entertaining space.

- Three Bedrooms
- Maisonette
- Double Glazing
- Gas Fired Central Heating
- Close To Town Centre And Green Space
- Private Roof Terrace



Internally, a front door leads into entrance hall. There is a large open plan kitchen/living room which is a light and airy space with dual aspect windows and doors (doors leading out onto the terrace). The kitchen area is fitted with a range of matching wall and base units, work surfaces and splashbacks with integrated double oven, electric hob, space for tall fridge/freezer and dishwasher.

From the hallway, there is two storage cupboards and a cloakroom as well as stairs rising to the first floor landing. Off the landing there are three bedrooms (bedroom one with a wet room) and a separate family bathroom 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 from December 2003 (105 years remaining). Ground Rent: £125 p/a until 2032. Buildings Insurance contribution: £480 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/roses.else.riches](https://www.w3w.co/roses.else.riches)

**Council Tax Band:** C

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice & data 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 September 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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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