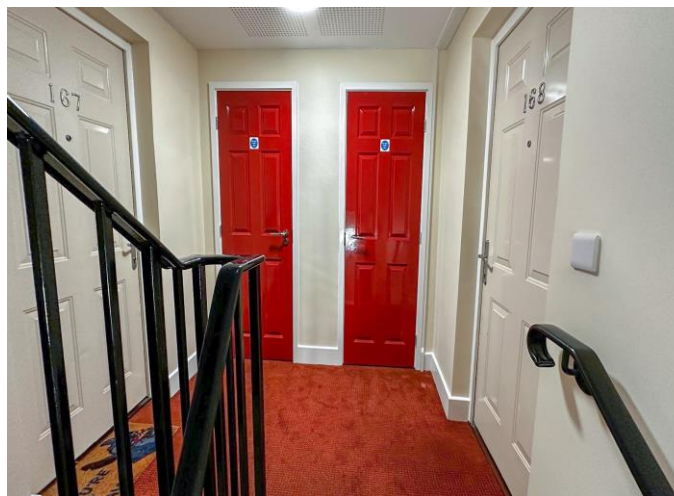




Located towards the far end of this development close to green open spaces and riverside walks is this modern 2 bedroom first floor flat. The accommodation is arranged over 1 floor and initially entered via the secure communal entrance hallway (with individual letter boxes). Stairs rising to the first communal landing and the entrance door to the flat on the right hand side. There is a generous sized dual aspect lounge with a squared archway opening into the kitchen area. The kitchen has a range of modern units and has a built in oven/hob and a built in washing machine. From the hallway there are doors to both bedrooms and bath/shower room with a cupboard housing the gas boiler. Outside there are a range of communal facilities available and an allocated parking space. The flat is offered with no onward chain and would make an ideal first time purchase or investment opportunity.

Key Features

- A modern first floor flat
- Located around a mile from the town centre and close to riverside walks
- Neatly presented
- Entrance hallway with doors leading to various rooms
- Generous dual aspect lounge with archway through to kitchen with various built in appliances.
- 2 bedrooms
- Bath/shower room with storage cupboard housing boiler
- Double glazing and gas heating
- Communal grounds and an allocated parking space
- No onward chain





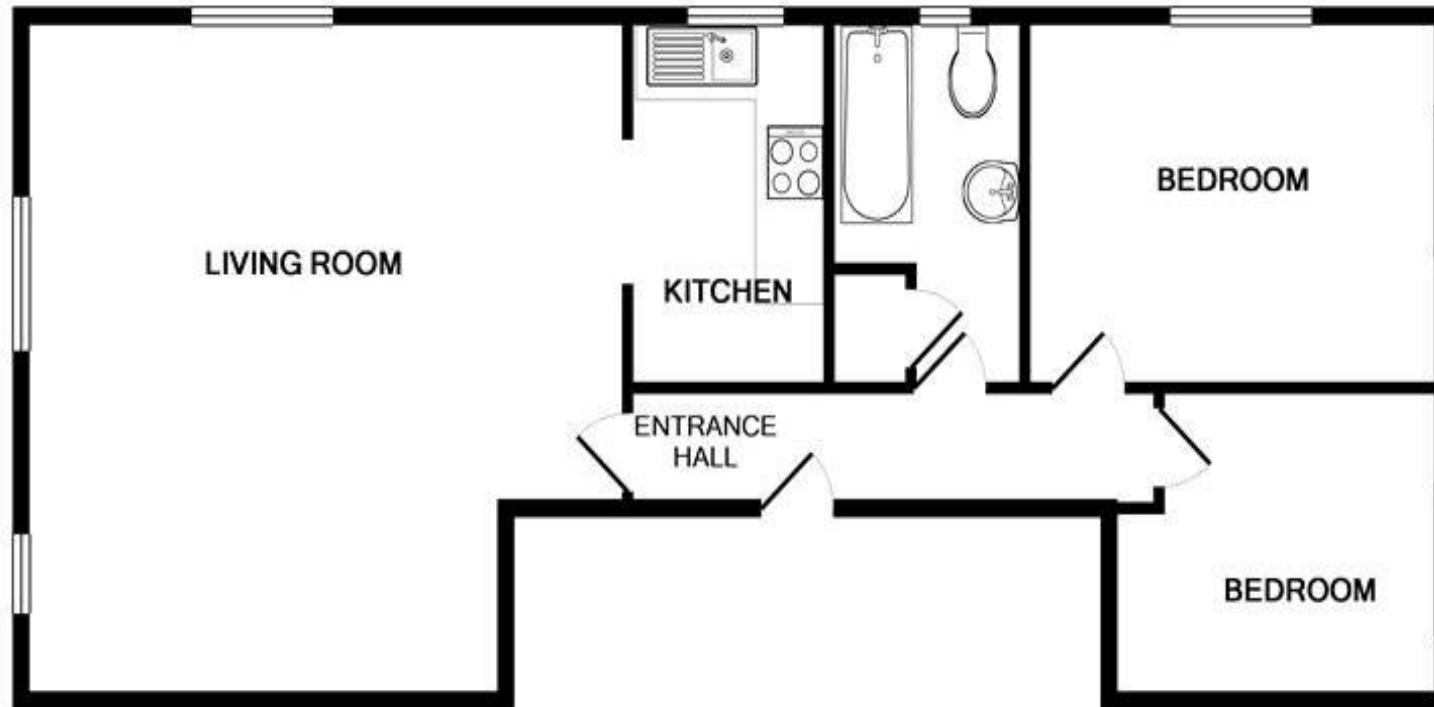
Charges: Annual service charge is approximately £1,246.80.

Annual ground rent is approximately £150.00.

Lease: Approximately 980 years remaining.

Services: The property is supplied with main electricity, mains gas, mains water and mains sewerage. There maybe an annual communal service charge with this property, please ask agents for more details.





TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)

Illustration for identification only - not to scale, square footage shown is approximate.
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Tenure: Leasehold
Tax band: B
Property Location:
w3w.co/people.wipes.glue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	B
Asking price	£140,000
Tenure*	Leasehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	First floor flat
Property construction	As per build from new
Number and types of room	Please see brochure and floor plan for room names and numbers
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ (FTTC) Fibre to the cabinet
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & Data likely with EE, Three, O2 & Vodafone.
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated/informed by the seller/s on the PIQ forms
Restrictions	Nothing stated/informed by the seller/s on the PIQ forms
Rights and easements	Nothing stated/informed by the seller/s on the PIQ forms
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated/informed by the seller/s on the PIQ forms
Accessibility/adaptations	Nothing stated/informed by the seller/s on the PIQ forms
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C - https://find-energy-certificate.service.gov.uk/energy-certificate/9748-1019-7296-4356-3994
Including detail of any inescapable costs	Service charges, ground rents, estate rent charges



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons Estate Agents routinely refer both potential buyers and sellers to local solicitors to carry out the conveyancing. The decision is solely down to the buyers or sellers if they wish to proceed with the quotes and if they choose to instruct a conveyancer it should be known that we receive a payment benefit of £150.00 per transaction.