



Location: Beech Court is set within easy walking distance of the town centre with country walks through the fields less than 1/2 mile. The town of Wellington offers a wide range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 9 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 outside Wellington.

Directions: From our high street office proceed in the Exeter direction, turning right at the town centre traffic lights into North Street, turning second left into Courtland Road where Beech Court can be found on the left hand side.

AGENT NOTES AND LEASE DETAILS: The annual service charge of £1,105 has been paid until the 31.03.25. Annual ground rent £25.00. Lease ends 25.07.2119

GENERAL REMARKS AND STIPULATION

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

Services: Mains electricity, mains water, mains drainage, electric heating, telephone

Local Authority: Somerset West and Taunton Council, Deane House, Belvedere Road, Taunton, TA1 1HE.

Property Location: w3w.co//delusions.walked.chilling

Council Tax Band: B

Construction: Brick built with a rendered outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 200 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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

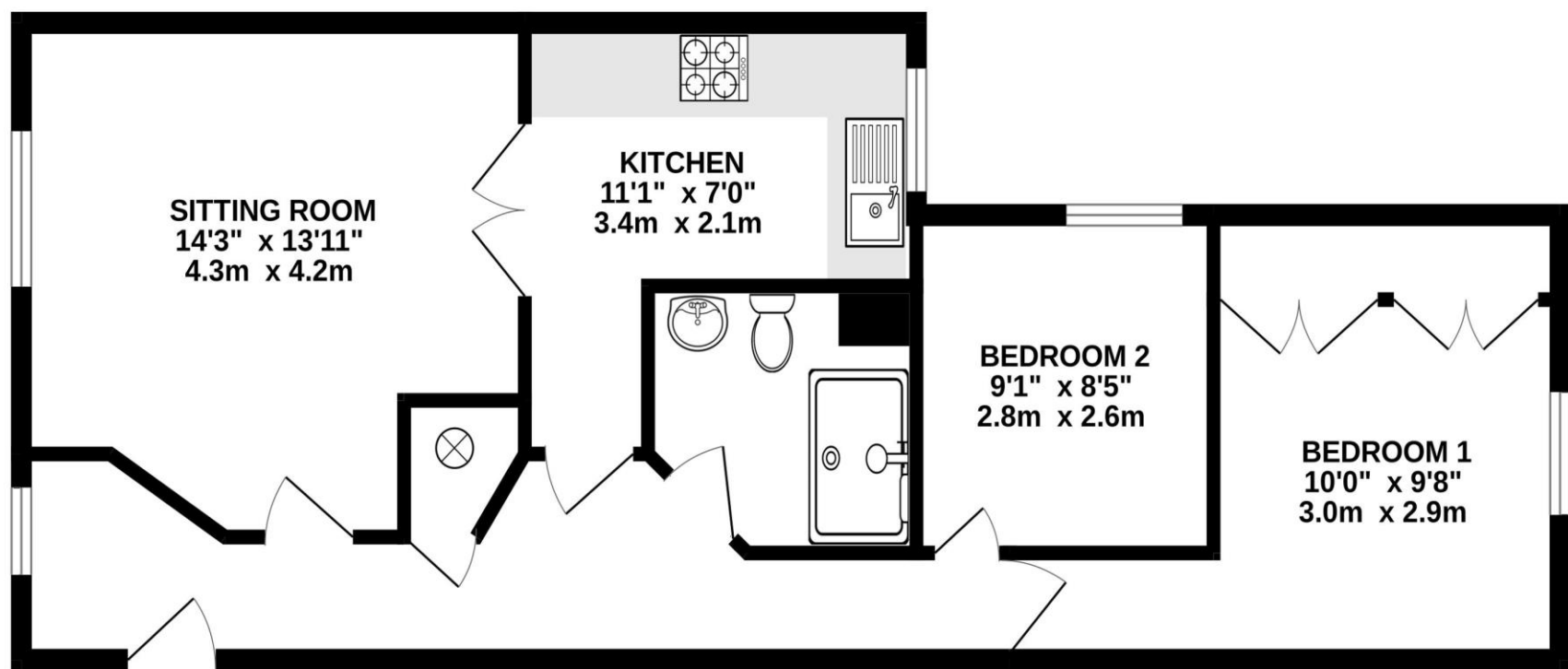
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particularly 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:

4. 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.

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

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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A well presented 2 double bedroom ground floor apartment with parking, situated in a popular area of Wellington, only a short level walk to the town centre, local amenities and Wellington park which hosts a children's play park and lots of areas to relax in the beautiful surroundings.

The property is in easy reach of local primary / secondary schools.

A viewing comes highly recommended.

The accommodation comprises in brief; front door opens directly into the entrance hall with doors to all rooms. The living room is situated at the front with double doors proving access to the kitchen which is fitted with a range of wall and base units with an integrated oven, hob and space for a washing machine and fridge/freezer. The sleeping accommodation comprises two double bedrooms with the master also having the benefit of built in wardrobes. The shower room is fitted with a white suite with a large walk in shower unit.

Externally, there are communal grounds with the apartment itself enjoying a pleasant approach with a designated parking space to the rear.



- Spacious 2 double bedroom ground floor apartment
- Walking distance to local amenities
- Allocated parking
- NO ONWARD CHAIN