



**Directions:** From Wellington town centre proceed in the Taunton direction and at the Chelston roundabout bear left on the A38 towards Taunton for approximately 2 miles, at the "Worlds End" public house turn right at the sign West Buckland. On entering the village 2b can be seen on the left hand side where the front door to the apartment lies to the front elevation.

**Location:** 2b Dyers Close is close to all amenities to include a popular primary school, church and a public house within approximately 1/2 mile. A wider range of amenities can be found in Wellington which is approximately 3 miles distant with a good range of both independently owned shops and larger national stores such as the well renowned Waitrose. The county town of Taunton is approximately 4 miles distant with the M5 motorway accessible at Taunton J25 or Wellington at J26 with West Buckland half a mile from the Junction 26 roundabout.

**Agents Note:** The property owns the Freehold jointly with the top floor flat. There is a lease of 125 years from 1st January 2019.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is Leasehold and the title includes a 50% share of the Freehold with the first floor apartment.

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

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** w3w.co//stolen.washing.maddening

**Council Tax Band:** A

**Construction:** Brick

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 330 Mbps download and 50 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>

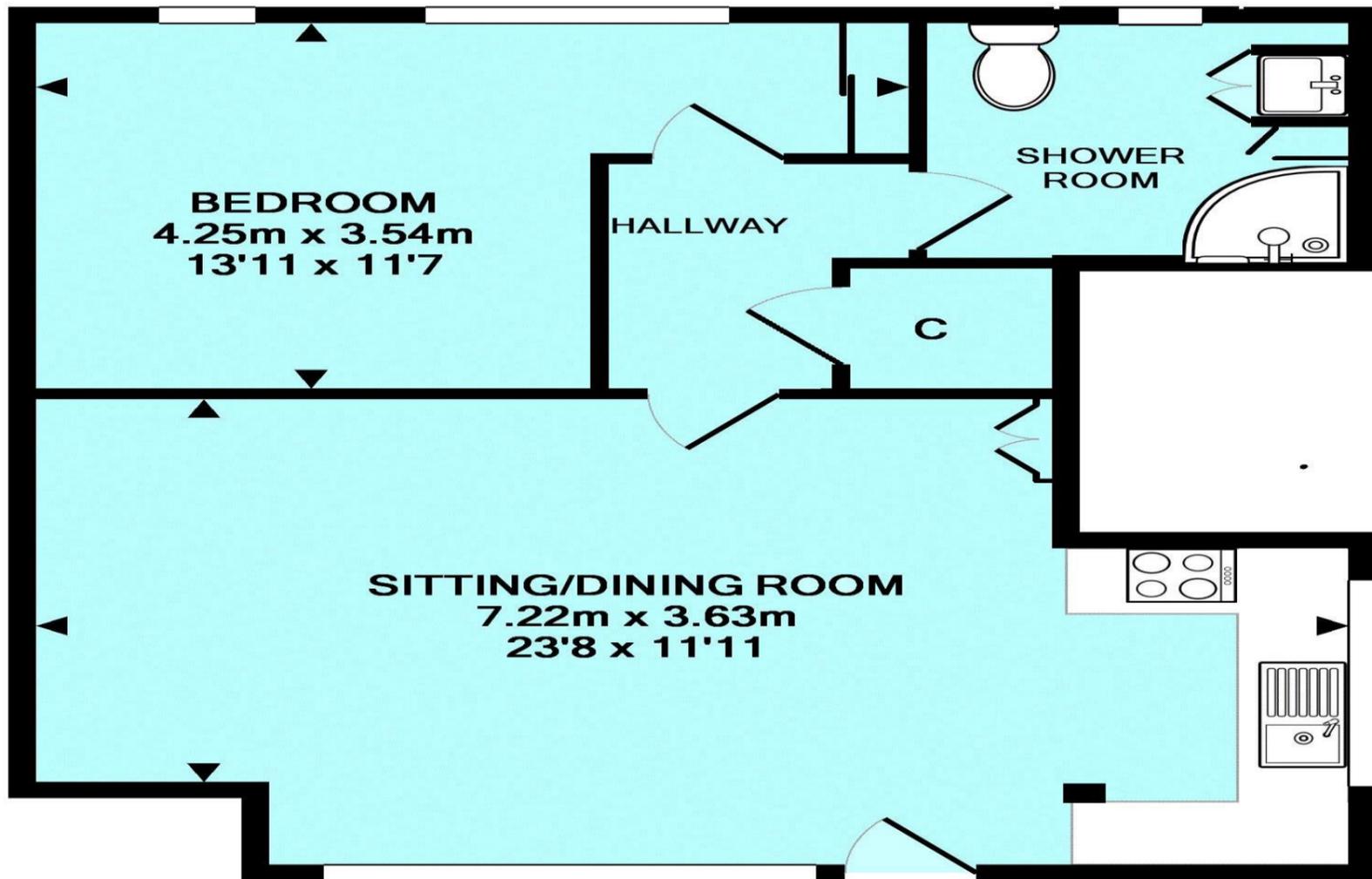
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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 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.



TOTAL APPROX. FLOOR AREA 52.0 SQ.M. (560 SQ.FT.)  
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A converted spacious one bedroom ground floor apartment situated in the popular village of West Buckland, in a convenient location with good access to the M5 motorway at Junction 26 with Wellington and the County Town of Taunton close by.

The property benefits from, a low maintenance enclosed garden, allocated off-road parking and NO ONWARD chain.

The accommodation on offer briefly comprises; generous open plan kitchen/dining/sitting room with a window to the front elevation, the kitchen is fitted with a comprehensive range of units with plenty of work top space, an integrated oven and hob and space for further appliances. The double bedroom is serviced by the shower room.

Outside, to the front of the property there is a low maintenance garden area laid to gravel chippings with a path leading to the front door of the property, all fully enclosed with fencing.

To the side of the property there is an allocated off-road parking space which comes with the apartment, a further parking space in front of a useful storage shed with power and lighting and a rear courtyard with two brick stores.



- Village location
- Ground floor
- 1 bedroom
- Off-road parking
- Low maintenance garden

