

Tel: 01823 332121

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description of the property for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 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 warranties. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, not enter into any contract on behalf of the vendor. 5. Photographs taken and details prepared February 2025. MEASUREMENTS AND OTHER INFORMATION All intending purchasers are approximate and have been taken by Nichicom. While we endeavour to make our sales particular accurate and reliable, it 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. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an administration fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

8. Financial Evaluation. 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 what 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 should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue until the offer is accepted or the offer is withdrawn. In Scotland, conclusion 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

Service charge: £106 pcm

Agents Note: Gas/electric and water will be isolated at the property. It will be responsibility of buyer to reinstate.

Flood Risk: Rivers & sea - Very Low. Surface Water - Very Low.

Mobile Phone Coverage: <https://www.ofcom.gov.uk/mobile-coverage-checker>

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

Council Tax Band: B

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

Services: Mains Electricity, mains gas, mains water, mains drainage

Tenure: Leasehold

GENERAL REMARKS AND STIPULATIONS:



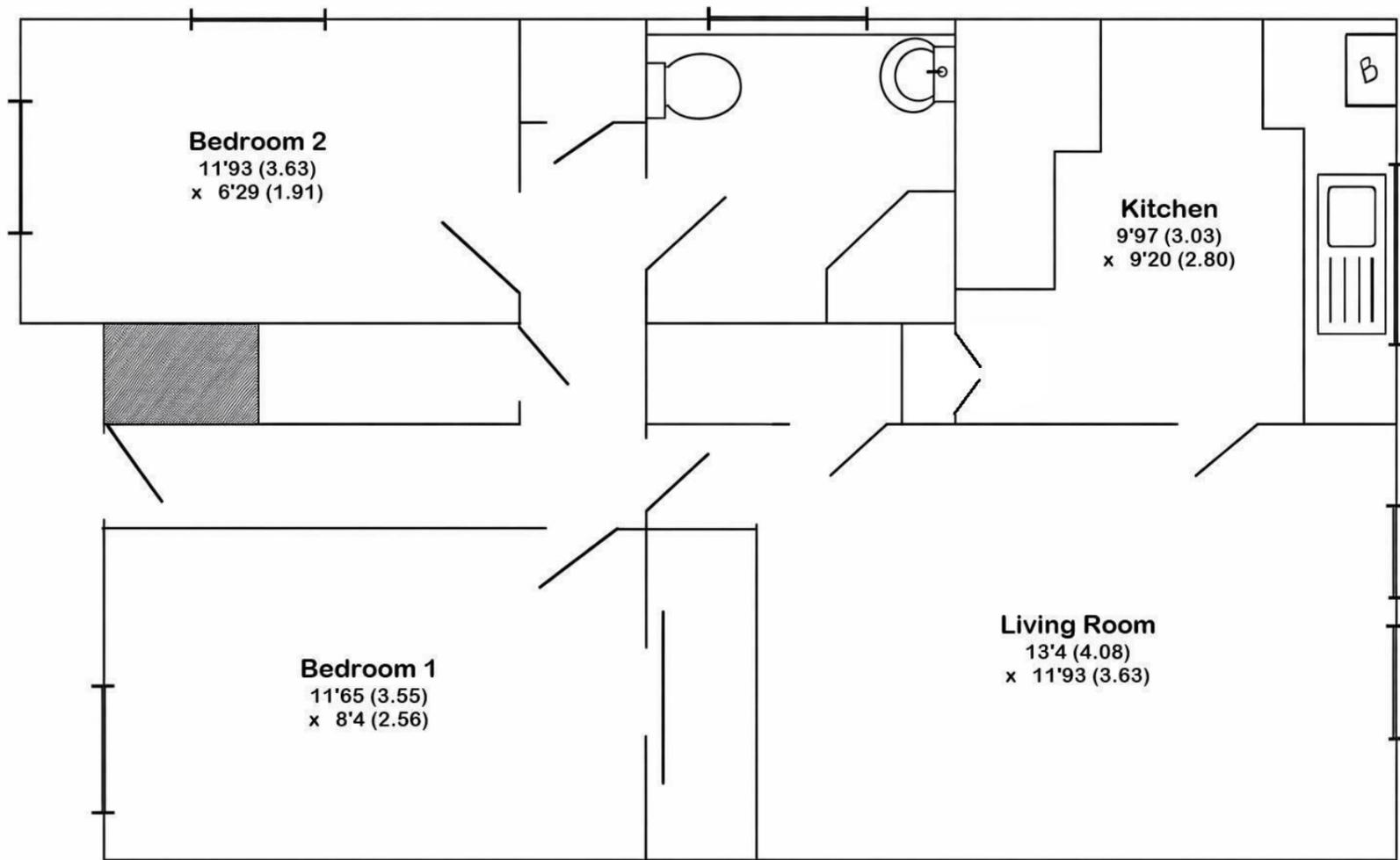
9 Gaunton Close, TA1 4TW

£125,000 Leasehold

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Wilkie May & Tuckwood

## Floor Plan



WM&T

## Description

- Ground Floor Apartment
- Two Bedrooms
- Gas Fired Central Heating
- Walking Distance to Musgrove Park Hospital
- Vacant Possession
- Residents Parking

Situated in a quiet cul-de-sac position this two-bedroom ground floor apartment is offered with vacant possession and presents an excellent opportunity for buyers looking to put their own stamp on a home.

The apartment benefits from uPVC double glazing and mains gas central heating and is further enhanced by communal residents' parking.



Ideally located within easy walking distance of Musgrove Park Hospital and the popular Comeytrowe Centre, the property is perfectly positioned for convenience. The centre offers a Tesco Express, pharmacy, bakery, doctors' surgery and community hall, providing a range of everyday amenities close by.

In brief, the accommodation comprises a private front door leading into an entrance hall. There is a good-size living room which opens into a fitted kitchen, offering a practical and sociable layout. The kitchen is fitted with wall and base units with work surfaces and tiled splashbacks, and includes a

wall-mounted gas boiler, space for a cooker and plumbing for a washing machine.

There are two bedrooms, with bedroom one benefiting from built-in wardrobes. A shower room completes the accommodation, comprising a WC, wash hand basin and walk-in shower with electric shower over.

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