

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 of the agent's statement of the property's condition from their solicitor.

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 of the agent's statement of the property's condition from their solicitor.

Prospective buyers or any combination of these should inspect such progress to the seller.

Protection Act 1988. These reasonable steps must contain a statement of the funds required for the completion of contracts (in Scotland, conditions of missives) and must include regular monitoring of the Date of completion to be a cash buyer or by buying the property and pass this information to the seller. Such information will include the seller's name and address, details of the property, requirements of the buyer, and the date of completion.

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 the seller's name and address, details of the property, requirements of the buyer, and the date of completion.

Code of Practice for Residential Estate Agents. Effective from 1 August 2011

Code of Practice for Residential Letting Agents. Effective from 1 August 2011

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 percentage benefit of the more than £50+VAT. Offers can only be accepted by us to any party which is of particular importance to the seller.

Intending purchasers in inspecting properties which have been sold or let to us should take and details of the property which is of particular importance to the seller.

Intending purchasers should not rely on the statement of fact or otherwise as to the correctness of each of them. 3. No person in correct overall description, dimensions, details of intention and necessary permissions for use and occupation and other details given in good faith, and are believed to be correct but only correct in relation to this property on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by whichever in relation to this property on behalf of the vendor.

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 substantial view of the property and do not constitute representations of fact. 2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details given in good faith, and are believed to be correct but only correct in relation to this property on behalf of the vendor. 3. No person in correct overall description, dimensions, details of intention and necessary permissions for use and occupation and other details given in good faith, and are believed to be correct but only correct in relation to this property on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by whichever in relation to this property on behalf of the vendor.

**Flood Risk:** Rivers & Sea - Very Low. Surface Water - Very Low

**Mobile Phone Coverage:** <http://www.02.com/hillsides>

**Broadband Availability:** Ultrafast up to 1800 Mbps download & 900 Mbps upload

**Council Tax Band:** B

**Property Location:** <https://what3words.com/hillsides.unhappily>

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

**Services:** Mains Water, mains electricity, mains drainage, electric heating

**Tenure:** Leasehold

#### GENERAL REMARKS AND STIPULATIONS:



28 Grenville View, TA4 1JH  
£140,000 Leasehold

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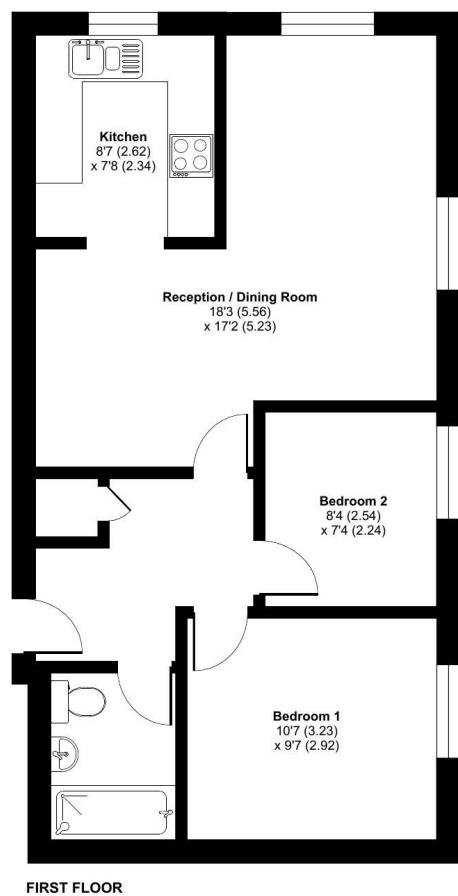
**Wilkie May  
& Tuckwood**

## Floor Plan

### Grenville View, Cotford St. Luke, Taunton, TA4

Approximate Area = 587 sq ft / 54.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1387745

WM&T

## Description

- Two Bedroom Apartment
- First Floor
- Vacant Possession
- Electric Heating
- uPVC Double Glazing
- Ideal FTB/Investment

Situated close to the centre of the popular village of Cotford St Luke and offered to the market with vacant possession is this two-bedroom first floor apartment. The property which benefits from uPVC double glazing and electric heating would make an ideal first time buy or investment purchase and is further benefitted by a private allocated parking space.



In brief the accommodation comprises: front door into a wide entrance hall with doors to all principal rooms (except the kitchen) A generous size living/dining room offers dual aspect windows and an opening through to a modern fitted kitchen. The kitchen comprises a range of matching wall and base units, roll edge work surfaces and tiled splashbacks. There is a integrated electric oven, hob and extractor over as well as space for a washing machine and tall fridge/freezer. From the hallway there is access to two bedrooms and a family bathroom which comprises of: W/c, wash hand basin and bath with tiled surround and shower over.

The property is set close to the village centre handily located for the Co-op, primary school and Chapel public house.

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