

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 buyer's need to sell a property, requires a mortgage, claims to be a cash buyer or only contributes to the offer until exchange of contracts (in Scotland), conclusion of missives) and must include regular monitoring of the protection Act 1988. 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 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 or surveyor.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £50+VAT. Once this is accepted by our client an Administration Fee of £20+VAT (£24) per buyer will be retained in order to process the necessary checks relating to our conveyancing under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be reimbursed should purchase cease to continue. It can be paid via a card machine or via BACS transfer.

MPORTANT NOTICE: WILLIE MAY & TUCKWOOD, whose agents they are, give notice that the particulars are intended to give a fair and substantial description of the property, whose vendors are the trustees and for the vendors of the property, and not to constitute an offer or a contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, etc., relate to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but not guaranteed. 3. No person in intending purchasers should rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them. 3. No person in inspecting property on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by whatsoever in relation to this property or by any other party to make of give any representations of warranty.

Agents Note: Enter Text Here

**Flood Risk:** Enter Text Here

Mobile Phone Coverage: Enter Text Here

## **Broadband Availability:** Enter Text Here

## Chancery Tax Bands: A

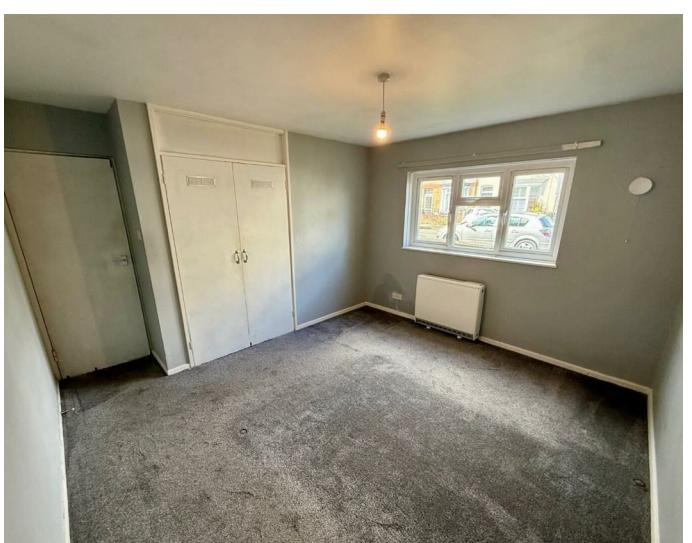
Services: Enter Next Here

## Leisure: Leisurehold

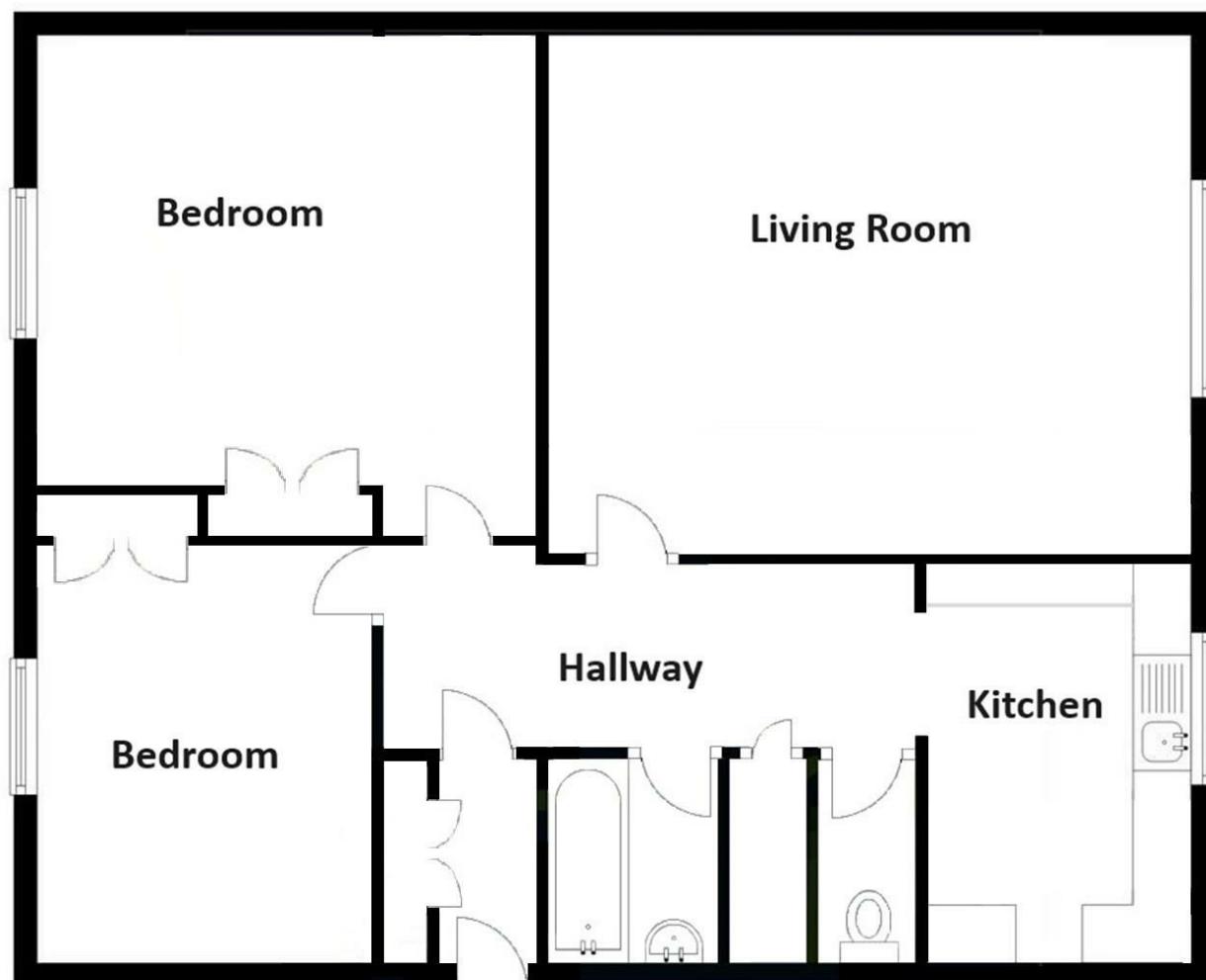
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STORY WRITES AND DRAWINGS BY

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## Floor Plan



WM&T

### Description

- Ground Floor Apartment
- uPVC Double Glazing
- Single Garage
- No Onward Chain
- Two Bedrooms
- Electric Heating
- Communal Gardens

A two bedroom ground floor apartment with a single garage. Offered to the market with vacant possession and no onward chain.



This two bedroom ground floor apartment is set in a purpose built block to the North of the county town of Taunton and is offered to the market with vacant possession.

The property further benefits from uPVC double glazing, electric heating and a single garage located close by.

In brief, the spacious accommodation comprises; front door leading into entrance hall with doors to all principle rooms. There is a generous size living room with dual aspect windows to side and rear and an electric heater. The kitchen is fitted with a range of matching wall and base units, work surfaces and tiled splashbacks with space for cooker, washing machine and tall fridge/freezer.

There are two bedrooms to the front of the property (both with built-in wardrobe space) along with a family bathroom comprising of wash hand basin, bath with tiled surround as well as a separate wc. There is also a useful storage cupboard off the hallway. Externally, there are communal gardens and a single garage located in a block close by.

MEASUREMENTS [All measurements are approximate]:  
GROUND FLOOR:  
LIVING ROOM: 12'10" x 19'10" (3.91m x 6.04m),  
KITCHEN: 11'0" x 7'6" (3.35m x 2.28m),  
BEDROOM ONE: 12'2" x 10'1" (3.70m x 3.07m),  
BEDROOM TWO: 11'0" x 9'5" (3.35m x 2.87m),  
BATHROOM: 4'9" x 5'7" (1.45m x 1.70m)

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