

8. Financial Evaluation: At the time that an offer has been made and is being considered by the seller, you must take steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information on to the seller. Such information will include what he 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 held ready to the provisions of the DTRA 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 prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 £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 in addition to the standard payment and cannot be removed should purchase go through. It can be paid via a card machine or via BACS transfer.

GENERAL REMARKS AND STIPULATIONS:	Tenure: Leasehold Services: Mains Drainage, mains water, mains electricity, electric heating. Local Authority: Somererset Council, County Hall, The Crescent, Taunton, TA1 4DY Property Location: <a href="https://what3words.com/brief.advice.shins">https://what3words.com/brief.advice.shins</a> Council Tax Band: B Broadband Availability: Ultrafast up to 1000 Mbps uploaded & 1000 Mbps download Mobile Phone Coverage: <a href="https://www.ofcom.org.uk/mobile-coverage-checker">https://www.ofcom.org.uk/mobile-coverage-checker</a> Flood Risk: Rivers & Sea - Low. Surface Water - Very Low
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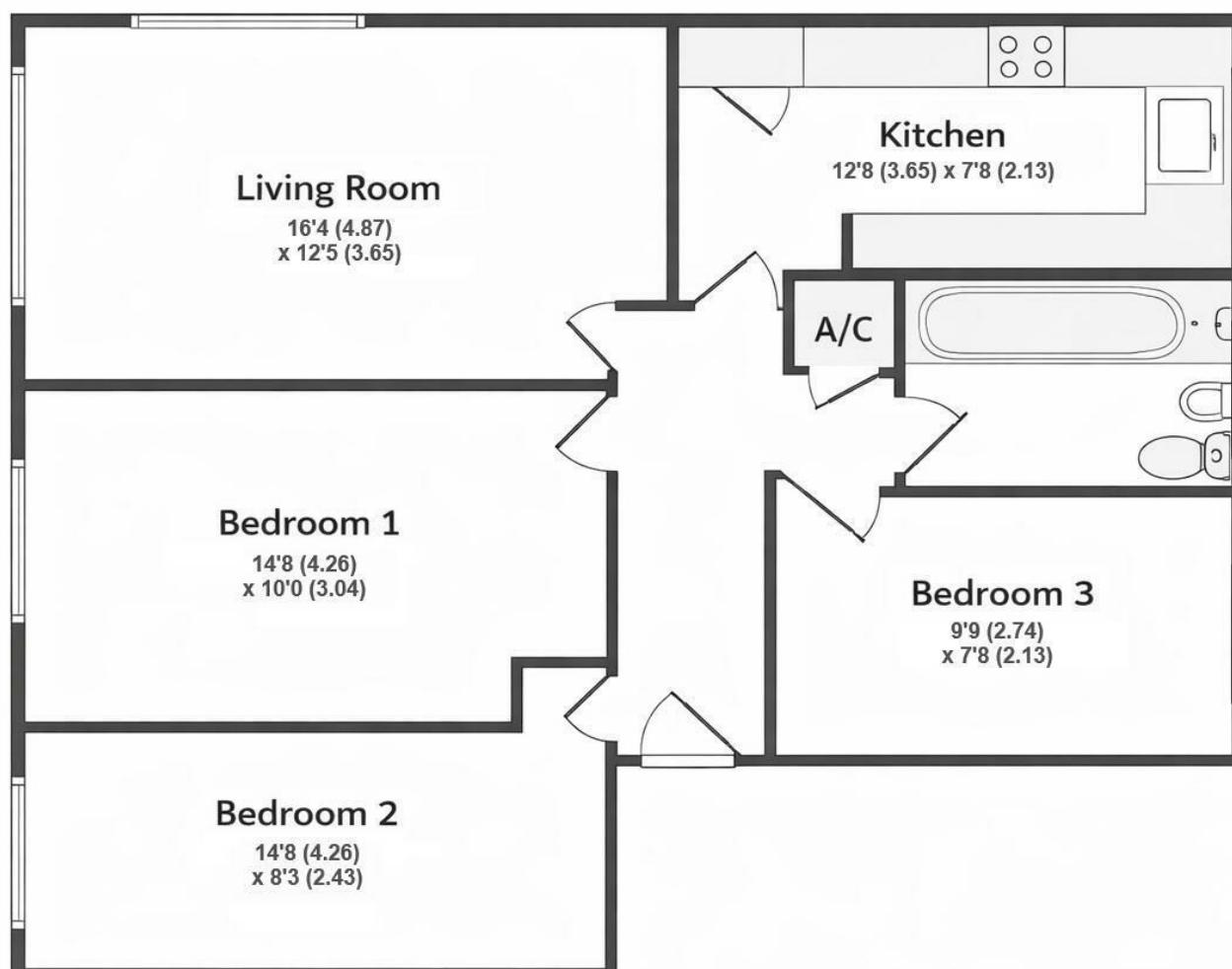


2 Stanway Close, TA2 6NJ  
£147 500 Leasehold



# Wilkie May & Tuckwood

## Floor Plan



WM&T

## Description

- Three Bedroom Apartment
- Ground Floor
- Single Garage Close By
- uPVC D/G & Electric Heating
- Vacant Possession

Occupying a cul-de-sac position to the North of Taunton town centre, is this recently re-decorated three-bedroom ground floor apartment.

The property, which is benefitted by uPVC double glazing and electric heating, is further enhanced by a single garage located in a block close by and is offered to the market with vacant possession.



Internally, a front door leads into entrance hall with doors to all principal rooms. There is a generous size living room with dual aspect windows which overlooks part of Taunton School playing fields. A separate kitchen is fitted with a range of wall and base units, work surfaces and tiled splashbacks, space for cooker, space and plumbing for washing machine, electric heater and double-glazed window to side. There are three bedrooms and a family bathroom comprising of wc, wash hand basin, bath with tiled surround and shower over. As previously mentioned, there is a garage located in a block close by.

WM&T