89 Waterside House

Abbey Close, TA1 1AN

£165,000

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			EPC

Wilkie May & Tuckwood

GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: All mains services, mains gas, mains electricity, mains water, mains sewerage

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

Property Location: https://what3words.com/stump.stove.scans

Council Tax Band: B

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

Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker

Flood Risk: Surface water - Very low Rivers & Sea - Very low

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 det ails 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 inspect ion 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and re liable, 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decis ion 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 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 8a At the time that an offer has been made and is being considered by the seller, you must take reas onable 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 whet her 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 wo rking 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. T he agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

The Property Ombudsman

rightmove

Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

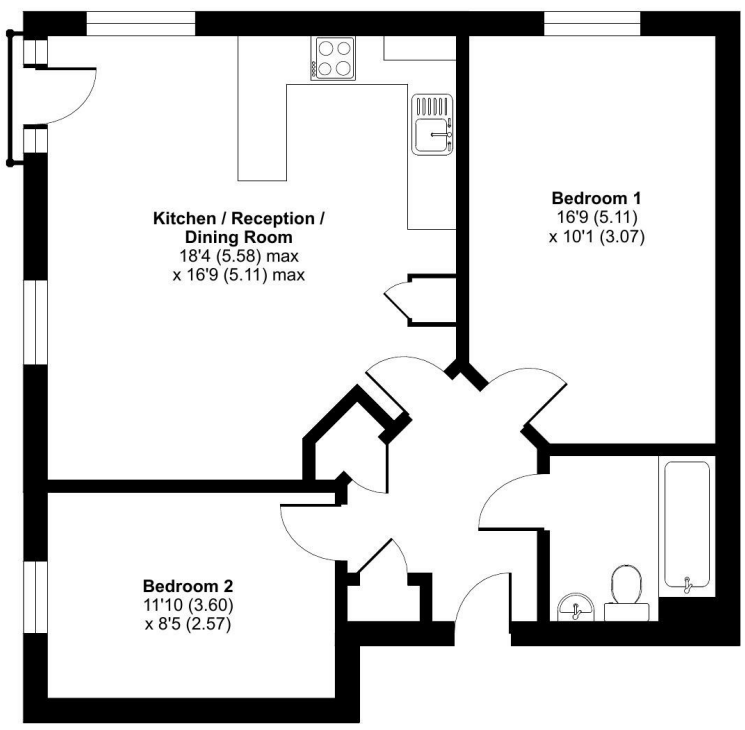
WM&T

Floor Plan

Abbey Close, Taunton, TA1

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1403338

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Description

- Two Bedrooms
- Gated Development
- Secure/Allocated Parking
- Vacant Possession
- Double Glazing
- Gas Fired Central Heating
- Views Over Taunton Towards The Quantock Hills

Offered to the market with vacant possession is this spacious and well presented, two-bedroom apartment.

The property which is situated on the fourth floor and is accessible by a lift is uPVC double glazed throughout and is warmed via a gas fired central heating system.

From the apartment, there are far-reaching views over Taunton and towards the Quantock Hills. The property is situated in a gated development and has secure, allocated car park.

The property comprises in brief; secure communal entrance hallway with an intercom system, stairs leading up to the upper floors and a lift providing access to all floors. A private front door leads into the entrance hallway with doors providing access into all rooms and two full height storage cupboards. The open-plan living room/kitchen has views towards The Quantock Hills and a Juliette balcony. The kitchen offers a selection of matching wall and base storage units, roll edge work surfaces, integrated electric oven with a four-ring gas hob and extractor fan above, space for a fridge/freezer, space and plumbing for a washing machine, 1 & ½ bowl stainless steel sink with hot and cold mixer tap. There are two double bedrooms and a family bathroom comprising low level wc, wash hand basin, panelled bath with shower over and a heated towel rail. Externally, the property is set in a gated development with a ground level car park. There is one, allocated, off-road parking space within the car park.

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