

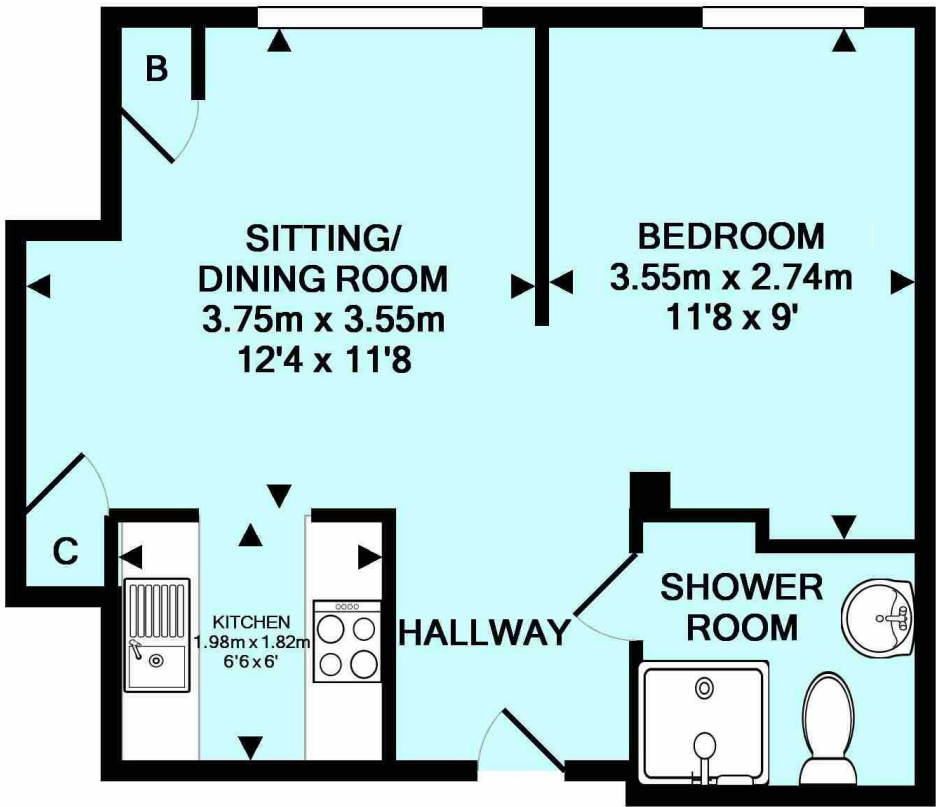


GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale leasehold by private treaty with vacant possession on completion.
Lease Information: Lease Length: Years remaining on lease: 991 years. Service Charge: £751.22 p/a. Ground Rent: Nil
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.
Local Authority: A
Property Location: w3w.co/powerful,awakening,exposing
Council Tax Band: A
Broadband Availability: Superfast with up to 80 Mbps download speed and 20 Mbps upload speed.
Mobile Phone Coverage: Indoor—voice & data likely with O2. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.
Flood Risk: Rivers & Sea—very low. Surface water—very low.

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Floor Plan



TOTAL APPROX. FLOOR AREA 33.2 SQ.M. (357 SQ.FT.)

Copyright Wilkie May & Tuckwood. Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only, not to scale.



Description

- One Bedroom
- First Floor Flat
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Allocated Parking Space
- No Onward Chain
- Popular Market Town Location

Situated in a tucked away position within the popular market town of Wiveliscombe is this well presented, one bedroom first floor flat.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

The property has one allocated off-road parking space and is offered to the market with vacant possession and no onward chain.



The accommodation comprises in brief; communal front door with a secure keypad entrance and stairs rising to the first floor. A front door leads into the entrance hallway with doors to all principle rooms. The living room has a uPVC double glazed window with an aspect to the rear, a storage cupboard, a second cupboard housing the wall mounted gas boiler and there is access into the kitchen area. The kitchen is fitted with a range of matching wall and base storage units, worksurfaces with matching upstands, stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine, space for an undercounter fridge

and an integrated electric oven with integrated hob and extractor fan above. The shower room comprises; low level wc, wash hand basin, shower cubicle and a heated towel rail. The bedroom has a uPVC double glazed window providing aspect to the rear. Externally, there is one allocated off-road parking space as well as two visitors parking spaces.

