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Agents Note: Lease term 125 Years from 1st July 94 (93 years remain) £540 PA Ground rent. £2980 PA Service charge.

Tenure: Leasehold
Services: Mains electricity, mains water, mains drainage
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TAI 4DL
Property Location: <https://what3words.com/voter.happen.descended>
Council Tax Band: B
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Low, Surface Water - Very Low.

GENERAL REMARKS AND STIPULATIONS:



16 Dellers Court Dellers Wharf, TAI 1DX
 £89,950 Leasehold

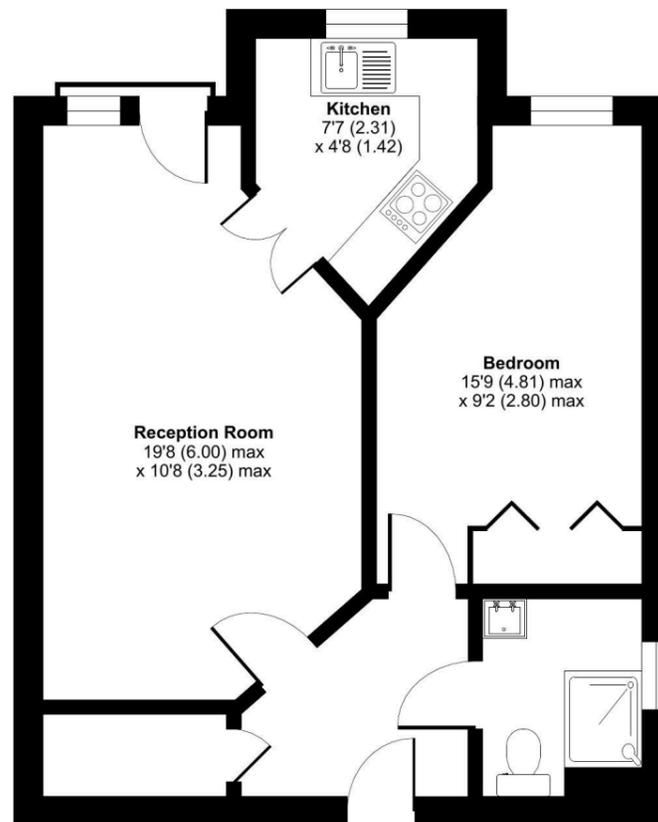
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Wilkie May & Tuckwood

Floor Plan

Dellers Court, Dellers Wharf, Taunton, TA1

Approximate Area = 501 sq ft / 46.5 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). © rlxhocom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1426025

WM&T

Description

- Vacant Possession
- Over 55's Retirement Apartment
- One Bedroom
- First Floor
- Double Glazing and Electric Heating
- Close To The Town Centre

Offered to the market with vacant possession, this well-presented one bedroom retirement apartment for the over 55s is ideally located within easy walking distance of Taunton town centre, the Coal Orchard development, Morrisons supermarket, and the Cooper Associates County Ground, home of Somerset County Cricket Club.

The development benefits from excellent communal facilities including an onsite manager, a residents' lounge, and the convenience of a lift serving all floors, creating a comfortable and sociable living environment for residents.



The apartment itself benefits from double glazing and electric heating and offers well-proportioned accommodation throughout. In brief, the property comprises an entrance hall, leading to a bright living room with a front aspect window and Juliette balcony, providing an attractive outlook. From the living room there is access to a modern fitted kitchen, which is equipped with a range of wall and base units, roll-edge work surfaces, an integrated oven and electric hob, and space for a tall fridge/freezer.

The double bedroom includes a built-in wardrobe, offering useful storage, while the

shower room is fitted with a walk-in shower with tiled surround, wash hand basin, and low level W/C.

This property represents an excellent opportunity for those seeking comfortable retirement living in a convenient central location.

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