



GIBBINS RICHARDS 

Flat 22 Priory Gardens, Wellington, TA21 9HB

£125,000

GIBBINS RICHARDS   
Making home moves happen



A two bedroom first floor apartment located on the first floor enjoying a Southerly aspect with views towards the Blackdown Hills. Conveniently situated just a short stroll from the town. Energy Rating: C, 74

Tenure: Leasehold / Energy Rating: C / Council Tax Band: B

Priory Court is a purpose-built development managed on the residents' behalf by Anchor. At Priory Court you can live your life to the full, secure in the knowledge that there is an estate manager who will provide essential support around the maintenance of your property. They will be on hand to make sure the estate you live in is safe and welcoming. And for additional peace of mind, you'll be linked to a 24-hour emergency alarm call service should you need it. The property is leasehold with an assignable lease of 99 years. Occupants must be 60 years of age or over and have obtained the Estate Manager's approval for residency. The Service Charge is approximately £3,256.92 per year and includes the pull-cord emergency-alert system, Estate Manager services, management fee, window cleaning, maintenance and insurance of the buildings and gardens. Upon re-sale of the property the vendor is liable to pay back into the sinking fund a contribution calculated at 1.5% per annum of the original purchase price for the years owned. This information is correct as of the 24th April 2023.

**A FIRST FLOOR APARTMENT WITHIN THIS PURPOSE BUILT DEVELOPMENT FOR THE OVER 60'S**  
**TWO BEDROOMS**  
**OFFERED WITH NO ONWARD CHAIN**  
**CLOSE TO THE TOWN CENTRE**  
**LIFT TO UPPER FLOORS, LOUNGE, LAUNDRY & GUEST SUITE FACILITIES**  
**COMMUNAL GARDENS**  
**RESIDENTS PARKING**  
**WEEKLY SOCIAL ACTIVITIES**  
**RESIDENT MANAGEMENT STAFF & CARELINE ALARM SERVICE**  
**LEASEHOLD - 99 YEARS FROM 1999**







## ACCOMMODATION

Entrance Hallway

Sitting Room 13' 9" x 14' 0" (4.19m x 4.26m)

Kitchen 7' 3" x 7' 5" (2.21m x 2.26m)

Bedroom One 13' 6" x 8' 1" (4.11m x 2.46m)

Bedroom Two 13' 4" x 6' 9" (4.06m x 2.06m)

Bathroom 7' 4" x 6' 0" (2.23m x 1.83m)

## OUTSIDE

There is an attractive approach to the development with some resident and visitor parking and beautifully tended gardens, well stocked with a variety of mature flower and shrub borders. There are a number of seating areas and a lit pathway through towards the town centre with all of the local amenities on offer





FIRST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. 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 £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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