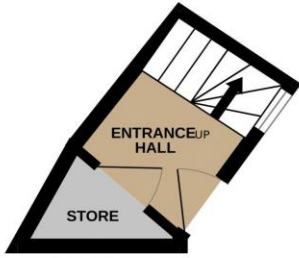


GROUND FLOOR
51 sq.ft. (4.7 sq.m.) approx.



FIRST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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53 Bridge Street, Taunton, Somerset, TA1 1TP

T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£160,000

WARE & CO
estate and letting agents

7 Northfield Court, Pollards Way Taunton, TA1 1AD

FOR SALE WITH NO ONWARD CHAIN

A modern well presented purpose built first floor apartment

Allocated drive car parking space

Popular French Weir area of Taunton

Spacious living/dining room

Fitted kitchen

Two bedrooms

Bathroom

Gas fired central heating and double glazing

Walking distance to the town centre and railway station



Available with no onward chain and situated in the sought after French Weir area of Taunton is this deceptively spacious first floor apartment, located which comes to the market highly recommended by the sole agents, Ware & Company. The property has been let to the same tenant for the last 10 plus years, who has looked after the property well, but has now moved out of the area and the owners have decided to sell.

The property is provided with gas fired central heating and double glazing and comprises a covered entrance porch with a built-in bin store cupboard, entrance hall with a cloaks cupboard and stairs rising to the first floor landing, generously sized living/dining room with a fitted kitchen off with an integrated oven and hob, two bedrooms and a three piece bathroom. The property stands in well tended communal gardens and benefits from an allocated parking space nearby.

TOTAL FLOOR AREA

59 sq.m.

TENURE

Leasehold. Lease length: 125 years. Length remaining: 109 years. Current service charge £578.49. Ground rent £125 per annum. Managing agent: Whitton & Laing, Exeter.

COUNCIL TAX

Somerset Council Tax Band B. Charges payable for 2022/23 - £1,647.87.

SERVICES

Main services of gas, electricity, water and drainage are connected. Standard, superfast and ultrafast broadband is available, EE, Three, O2 and Vodafone are available indoors and outdoors.

