



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. Made with Metrepx ©2024.



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£105,000

**WARE & CO**  
 estate and letting agents



## Flat 35 Dellers Court, Dellers Wharf Taunton, TA1 1DX

A well presented purpose built second floor retirement apartment close to the centre of Taunton

Recently redecorated and recarpeted

Living/dining room with views over the River Tone

Kitchen

Double bedroom

Bathroom

Resident/visitor parking spaces

Communal gardens

Lift to all floors \* guest flat and utility room

24 hour emergency call system



A beautifully presented purpose built second floor retirement apartment bordering the River Tone in the centre of Taunton offering a blend of convenience to a wide range of amenities, security and tranquility. The town centre is a short walk away, as is Taunton Railway Station and The Somerset County Cricket Club which is just a stone's throw away.

The apartment is accessed via a communal entrance with a residents lounge off, with stairs and a lift accessing the upper floors. Once in the apartment, the accommodation briefly comprises an entrance hall with a large airing cupboard, living/dining room with a window to the River, kitchen, a double bedroom with a river aspect and a three piece bathroom. The block offers resident/visitor parking spaces, a guest flat, a utility room with washing and drying machines and well tended communal gardens.

### TOTAL FLOOR AREA

43sq.m.

### TENURE

Leasehold - Lease: 125 years from 01/07/1994 (95 years left).

Service charges 2023/2024 are £2,850 per annum

Ground rent: £520.02 per annum.

### COUNCIL TAX

Somerset Council Tax Band - B.

### SERVICES

Main services of electricity, water and drainage are connected. No gas.

Telephone and broadband are connected.

Standard, superfast and ultrafast are available.

Please see OFCOM Checker for more details.

