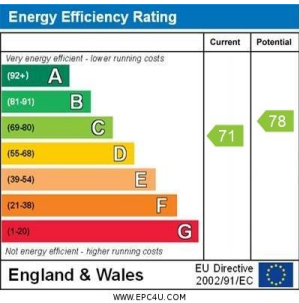
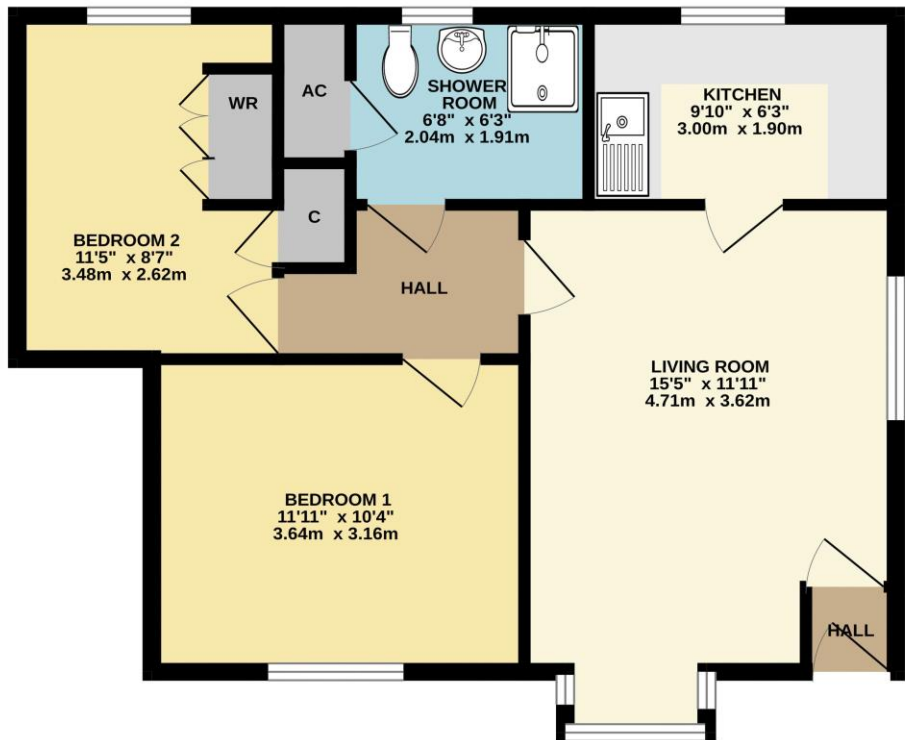


GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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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£128,000

WARE & CO  
estate and letting agents

**36, Northfield Gardens, Taunton  
TA1 1XN**

Available with no onward chain

Sought after Northfield Gardens in the desirable French Weir Area of Taunton

24 hour Careline system

On-site house manager

Residents' parking and communal gardens

Living/dining room

Kitchen

Two good sized bedrooms

Shower room

Communal lounge and guest room



Welcome to Northfield Gardens, an exclusive retirement community located in the heart of Taunton's highly sought-after French Weir area. Ideally positioned just a short stroll from the town centre, this two-bedroom ground floor apartment offers a perfect blend of independence, security, and convenience – ideal for retirees looking for a comfortable and peaceful lifestyle.

Northfield Gardens is ideally situated in French Weir, a peaceful and attractive area with easy access to all the amenities Taunton has to offer. The town centre is within walking distance, offering a variety of shops, cafes, restaurants, and essential services. The picturesque French Weir Park and surrounding green spaces provide a lovely backdrop for outdoor activities, while excellent transport links ensure easy access to nearby towns and cities.

With no onward chain and the added convenience of the residents' laundry room and guest facilities, you can enjoy a stress-free retirement. Northfield Gardens offers a warm, welcoming community with plenty of opportunities to socialise, making it the ideal place for like-minded individuals to meet and form friendships. The 24-hour Careline system and on-site House Manager ensure that help is always close by, providing residents with peace of mind.

The flat briefly comprises an entrance hall, living/dining room, kitchen, inner hall, two generously sized bedrooms and a shower room.

**TOTAL FLOOR AREA**  
54 sq.m.

**TENURE**  
Leasehold. 99 year lease from 1984. Ground rent £1 per annum. Service charge - £1320.71 per annum.

**COUNCIL TAX**  
Somerset Council Tax Band B.  
Charges payable for 2024/25 - £1,871.62

**SERVICES**  
Main services of electricity, water and drainage are connected.  
Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1,000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

