



8 Northfield Court Pollards Way, Taunton
£165,000

8 Northfield Court Pollards Way

Taunton, Taunton

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- AVAILABLE WITH NO ONWARD CHAIN
- Ideal for the first time buyer or the investor/landlord
- One of only a select number of apartments to have a garage
- Secluded end of pathway location
- Generous open plan living/dining/kitchen
- Two bedrooms
- Bathroom
- Drive parking space
- Gas fired central heating and sealed unit double glazing
- Moments away from the town centre and French Weir recreational park





Situated in the ever-popular French Weir area of Taunton, this well-positioned ground floor flat offers a rare combination of features, including the use of a garden area immediately to the front of the property, private drive parking, and a garage – a real bonus within this desirable development. In addition, it boasts the opportunity to purchase this apartment with no onward chain. The accommodation is light and well-proportioned throughout, comprising a welcoming entrance, a spacious living/dining room with a window to the front, a fitted kitchen, two bedrooms, and a three piece family bathroom. The property further benefits from gas-fired central heating and double glazing, ensuring a warm and efficient home year-round.

Communal Garden

This apartment has access to the communal gardens that surround the development which includes a bike store

Garage

A generously sized single garage with a modern 'up and over' door.

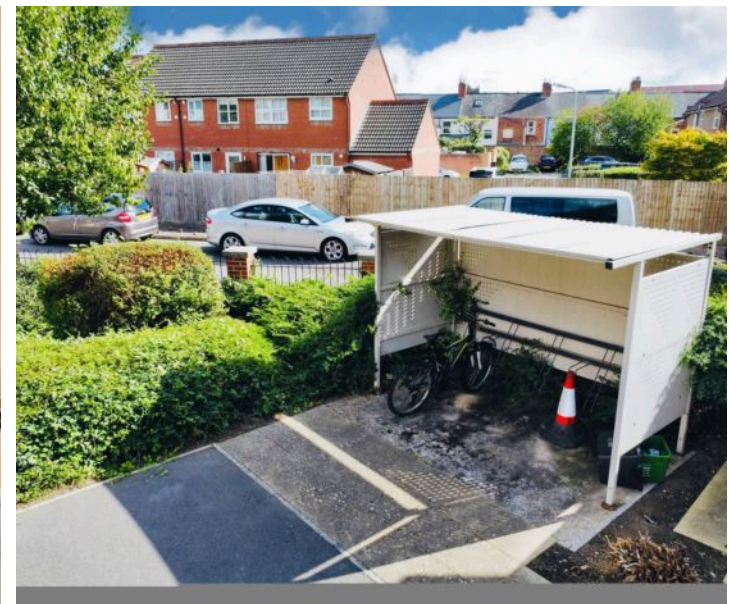
Driveway

Drive parking for one car to the front of the garage.

Services

Main services of gas, electricity, water and drainage are connected.

Broadband/Mobile phone coverage – The options of standard and superfast broadband with speeds upto 1800mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (48.0 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.
Made with Metropix ©2021



Ware & Co

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • info@wareandco.com • www.wareandco.com

