



45 Massingham Park, Taunton, TA2 7TG
£150,000

45 Massingham Park

Taunton

Council Tax band: B.

Charges payable for 2025/26 - £2,007.48

Tenure: Leasehold. 999 years from 1 January 2003.

Service charge: £636.00pa. Ground rent: £150pa

EPC Energy Efficiency Rating: C

- A good sized two bedroom first floor apartment for sale with no onward chain
- Occupying a tucked away position
- Allocated parking space
- Large open plan living/dining/kitchen
- Integrated appliances in the kitchen
- Two bedrooms
- Bathroom
- Gas fired central heating and double glazing
- Close to local amenities

SERVICES

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

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

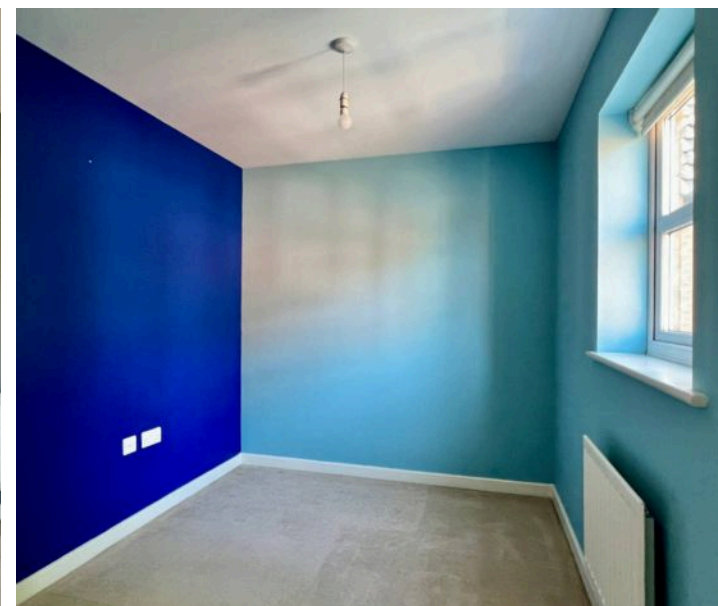
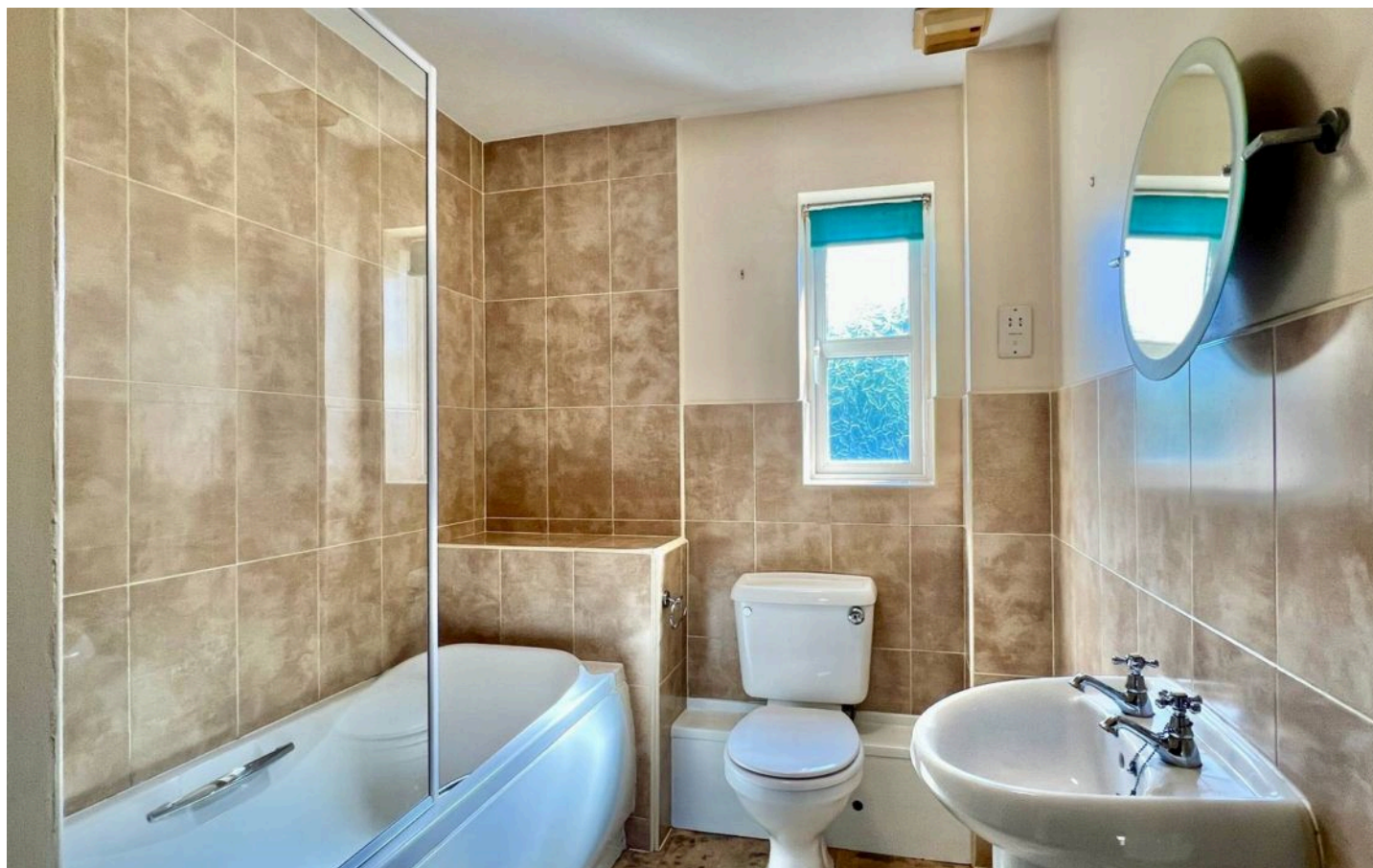




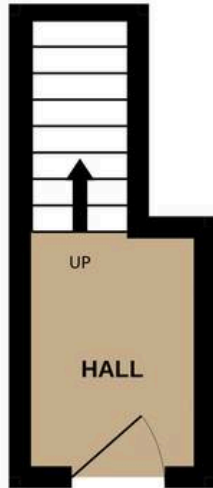
Welcome to this beautifully presented two-bedroom first floor apartment located in the ever-popular Massingham Park development in Taunton. Perfect for first-time buyers, investors, or those looking to downsize, this home offers modern living with convenience and comfort in mind. As you enter the property, you're greeted by a generous entrance hall with space for coats and shoes, and a staircase leading to the first floor. At the heart of the apartment lies a bright and airy open-plan living/dining/kitchen area, ideal for modern living. The kitchen area is well-equipped with fitted units and integrated appliances, while the living space offers plenty of room for relaxing and dining. An inner hallway leads to the two bedrooms – both of which are good sized – and a bathroom with a white three piece suite. There is an allocated parking space for the apartment immediately to front of the property.

Massingham Park is a popular and well-established residential development on the northern side of Taunton, ideally placed for easy access to the town centre and the nearby railway station. The area benefits from a good range of local amenities including shops, supermarkets and leisure facilities, while Taunton itself offers a vibrant mix of high street and independent shopping, varied restaurants, excellent schooling at all levels and a wide choice of recreational opportunities including the Somerset County Cricket Ground.

The property is well situated for commuters, with convenient road links to the A38 and M5 motorway, while Taunton's mainline station offers fast rail connections to London Paddington. The surrounding countryside of the Quantock Hills and Blackdown Hills, both Areas of Outstanding Natural Beauty, are within easy reach, providing miles of walks, cycling routes and outdoor pursuits.



GROUND FLOOR
51 sq.ft. (4.8 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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 ©2022



Ware & Co

Ware & Co, 53 Bridge Street - TA1 1TP

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

