



WARE & CO
estate and letting agents

31 Northfield Gardens, Taunton, TA1 1XN
£120,000

31 Northfield Gardens

- A well presented purpose built first floor retirement apartment
- No onward chain
- Situated close to the town centre and French Weir Park
- Refitted kitchen
- Light and airy living/dining room
- Two bedrooms
- Three piece bathroom
- Communal gardens and resident/visitor parking space
- 24 hour Careline system
- On-site house manager





Located within a highly regarded purpose-built retirement development close to Taunton town centre and the open green space of French Weir Park, this well-maintained and attractively updated two-bedroom first floor apartment offers comfort, security, and convenience in a sociable community setting.

The apartment is well presented throughout and benefits from a refitted kitchen and modern shower room, a light and airy living/dining room, and two bedrooms. The private entrance hall features useful understairs storage, while the property is double glazed and connected to a 24-hour careline system for added peace of mind.

Northfield Gardens enjoys an enviable location just a short level walk from Taunton's vibrant town centre, offering a wide range of shops, cafes, and essential services. Nearby French Weir Park provides a peaceful green space with riverside walks and community activities and French Weir Health Centre is a short walk away.

Communal Garden

The communal gardens at Northfield Gardens form an attractive feature of this popular retirement complex. Beautifully maintained and thoughtfully landscaped, they offer residents a peaceful and welcoming setting to enjoy throughout the seasons. Lawned areas are complemented by established planting and colourful borders, while pathways and seating provide ideal spots to sit and relax, meet with neighbours, or simply enjoy the fresh air. The gardens create a real sense of community and provide a tranquil green outlook, enhancing the appeal of this well-regarded development.

Council Tax band: B. Charges payable - £2,007.48 per annum.

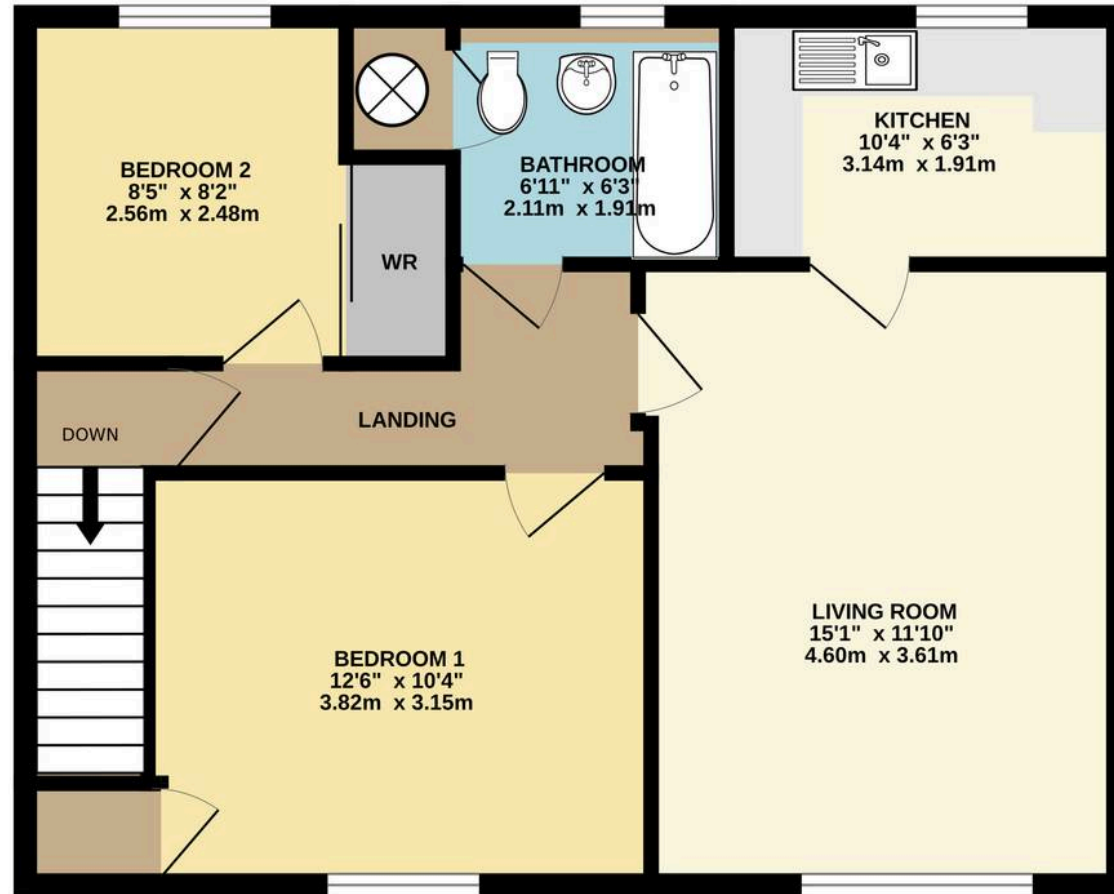
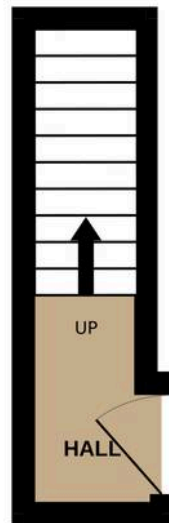
Tenure: Leasehold. Ground rent £1 pa. Service charge - £1,412.66 per annum.

EPC Energy Efficiency Rating: D



GROUND FLOOR

1ST FLOOR



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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