



69 Winters Field, Taunton, TA1 1PY  
£135,000

# 69 Winters Field

Council Tax band: B

Charges payable for 2025/26 - £2,007.48

Tenure: Leasehold

999 years from 08.10.2004. Service charge - £1585.20 per annum. Ground rent - £203 per annum.

EPC Energy Efficiency Rating: B

- No onward chain
- A purpose built first floor apartment
- Situated close to Taunton town centre
- Beautifully presented throughout
- Allocated parking space
- South facing living/dining room
- Brand new kitchen
- Two double bedrooms
- Modernised bathroom
- Redecorated and recarpeted throughout

## 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.





This beautifully presented purpose-built two bedroom second floor apartment is located in the sought-after Winters Field area of Taunton. Offered to the market with no onward chain, the property has been tastefully refurbished throughout, featuring new carpets, a stylish new kitchen, fresh décor and a modernised bathroom, making it completely ready to move into.

The apartment is accessed via a communal entrance hall with a secure door entry system and briefly comprises an entrance hall, light living/dining room enjoying a southerly aspect, a brand new kitchen with fitted units with ample storage and workspace, finished to a high standard, two good sized bedrooms and a contemporary bathroom. To the rear of the building there is an allocated parking space for the property.

#### **Gardens**

Communal gardens surround the block with allocated parking spaces for residents.





TOTAL FLOOR AREA: 494 sq ft. (45.9 sq.m.) 409704

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The furniture, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Ware & Co

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