



WARE & CO
estate and letting agents

Flat 12 Summerfield Court, French Weir Close, Taunton, TA1 1XJ

£260,000

Flat 12 Summerfield Court

Council Tax band: C

Charges payable for 2025/26 - £2,294.26

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- One of only four, three bedroom apartments in the block
- Overlooking French Weir Park
- Spacious living/dining room with stunning far reaching views
- Refitted kitchen and bathroom
- Resident and visitor parking
- Single garage included
- Well-tended communal gardens laid to lawn
- Highly sought after and convenient location

Main services of electricity, water and drainage are connected.

Broadband speeds of upto 1800mbps is available.





Occupying a highly desirable position in the ever-popular French Weir area of Taunton, this spacious three bedroom apartment is one of only four within this exclusive and well-maintained development. Enjoying delightful views over French Weir Park and offering comfortable, well-appointed accommodation, this is a rare opportunity to acquire a generous apartment in a sought-after residential setting.

The Accommodation

The property is approached through a welcoming communal entrance hall leading to the apartment. Inside, a spacious hallway gives access to all rooms. The impressive living/dining room enjoys a bright double aspect with views over the beautifully maintained gardens and French Weir Park beyond. The refitted kitchen offers a modern range of units with coordinated work surfaces and integrated appliances. There are three comfortable bedrooms, each offering ample space for furnishings, and a refitted bathroom featuring a contemporary suite with a shower over the bath and tasteful tiling.

Communal Garden

Outside Summerfield Court stands within particularly well-tended communal gardens, laid principally to lawn with established trees, shrubs, and colourful planting. Resident and visitor parking is provided within the development, and this apartment further benefits from a single garage, adding valuable secure storage and convenience.

French Weir is one of Taunton's most desirable residential areas, just moments from the town centre and bordered by French Weir Park and the River Tone. The area offers pleasant walks, easy access to local shops and cafés, and convenient routes to Taunton Station and Musgrove Park Hospital.

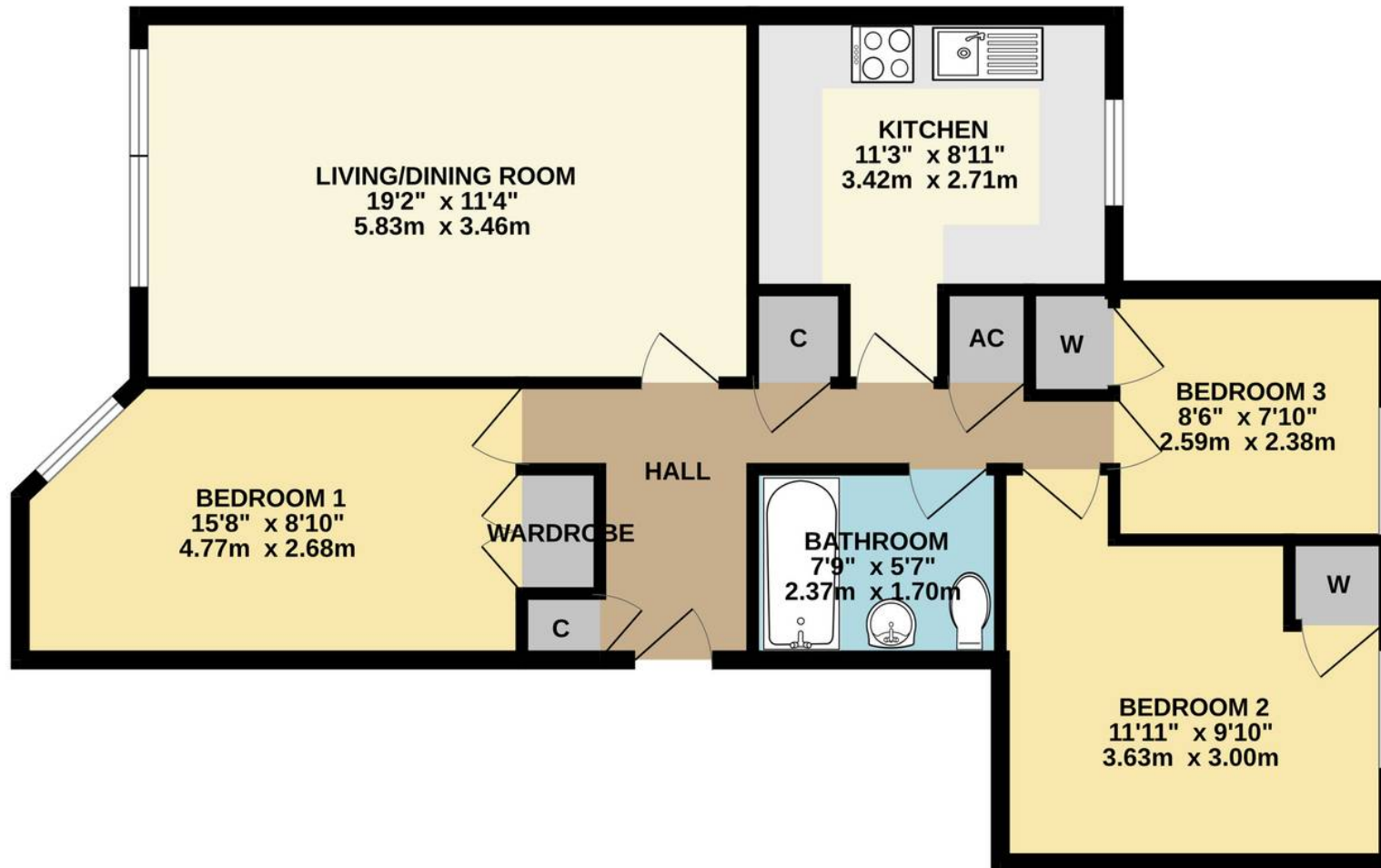
GARAGE

Single Garage

A single garage is included in the sale and there is resident/guest parking to the rear.



SECOND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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Ware & Co, 53 Bridge Street, Taunton, TA1 1TP

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

