



23 Northfield Court Pollards Way

- Purpose-built second floor apartment
- No onward chain
- Popular French Weir location
- Open plan L-shaped living/dining/kitchen
- Integrated kitchen appliances
- Two good sized bedrooms
- Modern bathroom
- Allocated parking space

Council Tax band: B. Charges payable for 2025/26 - £2,007.48

Tenure: Leasehold. 107 years remaining on a 125 year lease. Ground rent - £150 per annum. Service charge - £1,517.00 per annum.

EPC Energy Efficiency Rating: C





Located within the sought-after French Weir area, 23 Northfield Court presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-positioned and well-presented home. This purpose-built second floor apartment benefits from an allocated parking space and is within easy reach of Taunton town centre, French Weir Park, and the riverside walks that make this neighbourhood so popular.

The apartment at **23 Northfield Court** offers well-planned and comfortable living space ideally suited to modern lifestyles. The property is entered via a spacious and welcoming hallway that provides access to all principal rooms. There is a bright and airy open plan living/dining/kitchen with a range of units and an integrated oven and hob. There are two well proportioned bedrooms and a modern well-presented bathroom fitted with a white suite comprising a panelled bath with shower over, wash basin and WC.

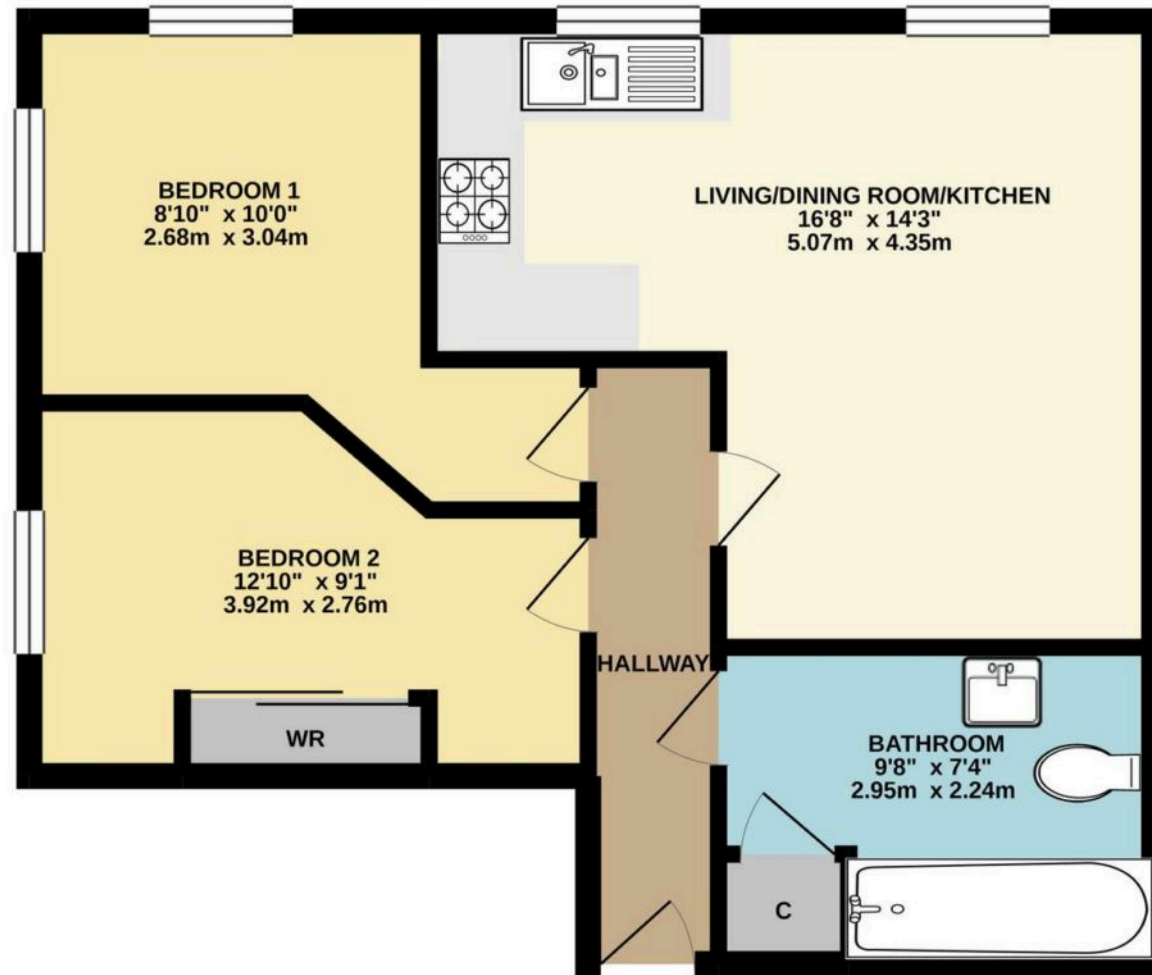
The development at Northfield Court enjoys well-maintained communal gardens that provide a pleasant and peaceful outdoor environment for residents. Thoughtfully landscaped and established planting and pathways create an attractive setting around the building. There is an allocated parking space to the front.

The French Weir area is one of Taunton's most desirable and well-loved neighbourhoods, known for its attractive riverside setting, green open spaces and easy access to the town centre. Nestled alongside the River Tone, French Weir Park provides a peaceful retreat with walking and cycling paths, open lawns, a popular café and direct links to Longrun Meadow—an expansive natural area ideal for dog walking, running and outdoor recreation.

Residents benefit from excellent local amenities, with shops, cafés and convenience stores within comfortable walking distance. Taunton's main shopping district, independent retailers and a wide range of eateries are also easily reached on foot, making the location particularly convenient for everyday living.



GROUND FLOOR
491 sq. ft. (45.6 sq. m.) approx.



TOTAL FLOOR AREA : 491 sq. ft. (45.6 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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