



Flat 7

87 Staplegrove Road, Taunton

- No onward chain
- A well presented purpose built first floor apartment
- Two parking spaces to the front
- Light and spacious living/dining room
- Fitted kitchen off the main living space
- Two bedrooms
- Bathroom
- Walking distance to French Weir and Taunton town centre

TOTAL FLOOR AREA: 54 sq.m.

TENURE: Leasehold. 150 year lease from 01.01.2008.

Ground rent: £156 per annum. Service charge: £401 per annum

COUNCIL TAX BAND B. Charges payable for 2025/26 - £2,007.48

SERVICES: Main services of gas, electricity, water and drainage are connected. Broadband speeds and mobile signal are officially unavailable on Ofcom, although we believe them to be good.

EPC Energy Efficiency Rating: C



Situated on the ever-popular Staplegrove Road, just moments from French Weir and within easy reach of Taunton town centre, this purpose-built first floor apartment offers light, well-arranged accommodation together with the convenience of two parking spaces. Ideal for first-time buyers, downsizers or investors, the property is offered to the market with the benefit of no onward chain.

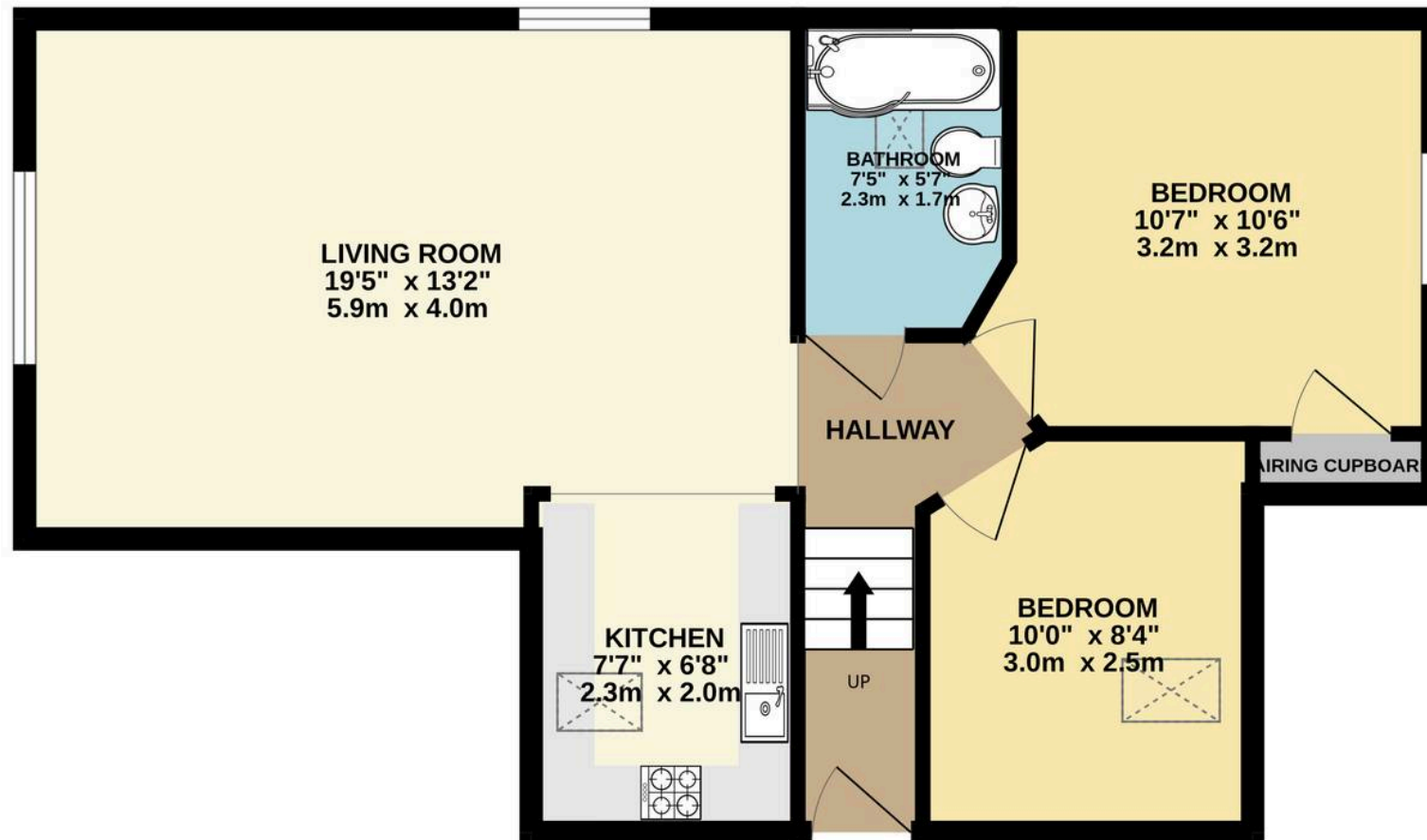
The apartment features a welcoming living/dining room with generous natural light and an outlook to the front, a fitted kitchen set just off the main living space, two comfortable bedrooms and a well-appointed bathroom. Neatly presented and ready to move into, the home provides an easy, low-maintenance lifestyle in a highly convenient location.

Staplegrove Road is a sought-after and well-established residential area positioned within comfortable walking distance of Taunton town centre. The nearby French Weir Park offers riverside walks, green open space and connections to Longrun Meadow—ideal for leisure, dog walking and cycling. Local shops, cafés and amenities are close by, including a convenience store and popular independent businesses along the northern approach to the town.

Taunton town centre provides an excellent range of retail, leisure and dining facilities, along with easy access to the railway station and major road links including the A38 and M5. The area is also well served by bus routes and a choice of schooling.



TOP FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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Ware & Co

Ware & Co, 53 Bridge Street - TA1 1TP

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

