



MILES ESTATE AGENTS

**8 Cedar Falls Bishops Lydeard
Taunton TA4 3HR £190,000**



An exceptional apartment offering spacious, superbly presented and modernised accommodation in this exclusive setting just outside Bishops Lydeard within the grounds of the former Health Farm. Fabulous lounge/dining room, refitted kitchen and shower room, generous double bedroom, garage and lots of parking. A perfect holiday home / lifestyle purchase / lock up and leave and a rare opportunity - early viewing highly recommended. Leasehold. EPC: D.

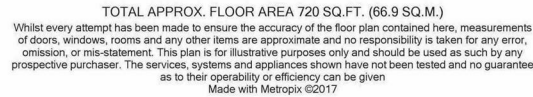




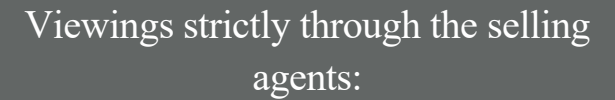
Features:

- Secure Entry System with Lift
- Entrance Hall
- Spacious Sitting/Dining Room with Private Balcony and Views Over Communal Walled Garden
- Refitted Kitchen
- Superb Double Bedroom
- Refitted Shower Room
- Single Garage
- Leasehold for 999 years from 1 April 1982
- Annual Service Charge of £1709.12
- Ground Rent £120 pa
- Council Tax Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		63	75
England & Wales		EU Directive 2002/91/EC	



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BEST

ESTATE AGENT GUIDE
2019 : EXCEPTIONAL

SALES