



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 and NO ONWARD CHAIN Leasehold for 999 years from 1 April 1982. Service charge £1709 per annum plus £120 Ground Rent. EPC: D.

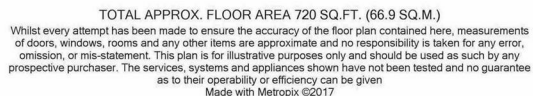




Features:

- 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			
(32 plus) A			
(31-31) B			
(29-30) C			
(55-58) D			
(39-54) E		63	75
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewings strictly through the selling agents:

Miles Estate Agents

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ESTATE AGENT GUIDE
2019 : EXCEPTIONAL

SALES