



Mitre Court

Taunton, Somerset, TA1 3ER

£1,050 PCM

Tamlyns

## PROPERTY DESCRIPTION

A two bedroom, mid terrace property located on Mitre Court in Taunton, Somerset.

### Situation

### The local area

### Local Authority

Somerset West and Taunton Council Council Tax Band: B

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[bridgwater@tamlyns.co.uk](mailto:bridgwater@tamlyns.co.uk)



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Mayfair Town & Country charge an administration fee of £240.00 for the first applicant plus £120.00 for each additional applicant or guarantor. The prices are inclusive of v.a.t. The fee is non refundable if you decide not to take up the property or if your references do not prove to be satisfactory.

The deposit payable for this property will be £720.

## **Description:**

A two bedroom, neutrally decorated accommodation offers; entrance hallway, leading through to kitchen with wooden oak effect units, integrated appliances including gas hob, oven and extractor hood. Separate downstairs WC / cloakroom. Large lounge / diner leading out to enclosed patioed garden. The upstairs floor comprises of two double bedrooms and family bathroom. Recently decorated throughout. This property benefits from having gas central heating and UPVC double glazed windows. Within walking distance to town centre location.

ONE ALLOCATED PARKING SPACE.

PETS MAY BE CONSIDERED FOR AN EXTRA £20 PCM

# PLAN



## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

