

for sale

offers in excess of **£190,000**



## Summerfield Court French Weir Close Taunton TA1 1XJ

An UNRIVALLED opportunity to acquire a stunning two double bedroom LUXURY ground-floor purpose built apartment with palatial communal gardens enjoying a SOUTHERLY VISTA onto French Weir Park. Completely refurbished throughout, this wonderful home is presented to the market in SHOW HOME condition.



# Summerfield Court French Weir Close Taunton TA1 1XJ

## Communal Entrance Hall

Also secure access to the apartment.

## Entrance

The front door gives access to...

## Entrance Hall

Three storage cupboards. Intercom system. Doors to all rooms.

## Living / Dining Room

18' 10" x 11' 4" ( 5.74m x 3.45m )

A wonderful south facing room with double glazed windows offering delightful views over French Weir Park. Feature electric

fireplace.

## Kitchen

11' 7" x 8' 11" max ( 3.53m x 2.72m max )

A fitted kitchen with a range of wall and base units which offer ample storage. Sink and drainer. Space and plumbing for washing machine. Integrated electric oven and hob with cooker hood over. Space for fridge / freezer. Double glazed windows to front.

## Bedroom 1

15' 10" max x 8' 8" max ( 4.83m max x 2.64m max )

Double glazed window to rear, with attractive outlook onto the communal gardens. Recessed double wardrobe. Wall-mounted electric heater.



## Bedroom 2

10' 8" excluding wardrobe x 9' 11" ( 3.25m excluding wardrobe x 3.02m )

Another good size double bedroom, with recessed double wardrobes and double glazed window to front. Wall-mounted electric heater

## Bathroom

Family bathroom comprising low level WC, wash hand basin and a paneled bath with an electric shower over.

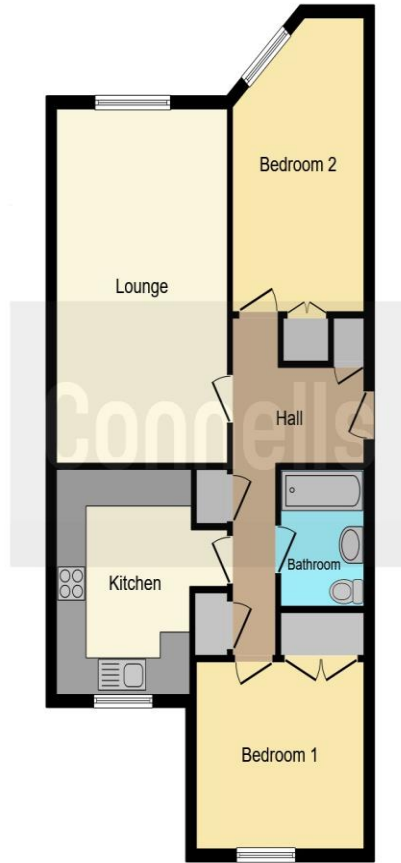
## Communal Gardens

A real feature of this property is the palatial nature of the sweeping lawned gardens, well stocked with a myriad of plants, shrubs, flowers and trees.

## Garage

Located in a rank of garages, this brick built construction has up-and-over door, which enjoys safe parking for one car.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### directions to this property:

Proceed out of Taunton town centre along North Street, passing over the bridge into Bridge Street. At the traffic lights take a left hand turn onto the Third Way and then immediate right into Wood Street. Continue along Wood Street and just before reaching North Town Primary School take a left hand turn into Portland Street. Continue to the end of Portland Street and then turn right into French Weir Close, where Summerfield Court will be facing you.

To view this property please contact Connells on

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311802 - 0014

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/TTN311802](http://connells.co.uk/Property/TTN311802)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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