

for sale

offers in excess of **£150,000**



Willmott Court Vera Street Taunton TA2 7BF

Ideal for investors or first time buyers alike, this two double bedroom **GROUND FLOOR APARTMENT** with allocated parking and **PRIVATE ENTRANCE** also has the added benefit of a well maintained enclosed courtyard style communal garden. **NO ONWARD CHAIN. Incredible 7.6% Rental Yield!**



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Front Door

Leading to...

Entrance Hall

Integrated welcome mat. Radiator. Recessed cupboards.

Living Area / Kitchen

18' 1" x 10' 8" (5.51m x 3.25m)

Dual aspect double glazed windows to side and rear. Radiator. The kitchen area is equipped with a range of modern style wall and base-mounted units with roll top work surfaces, including a one and a half bowl sink and drainer with mixer tap, integrated

electric oven with gas hob and cooker hood over. Partial tiling. Recesses include plumbing for an automatic washing machine.

Bedroom One

13' 5" max x 9' max (4.09m max x 2.74m max)
Double glazed window to front. Radiator.

Bedroom Two

11' 9" max x 8' 8" max (3.58m max x 2.64m max)
Double glazed window to front. Radiator.

Bathroom

Suite comprising low level W.C, pedestal wash hand basin with splashback tiles, bath with shower panel and integral shower



over. Partial tiling. Radiator. Extractor fan.

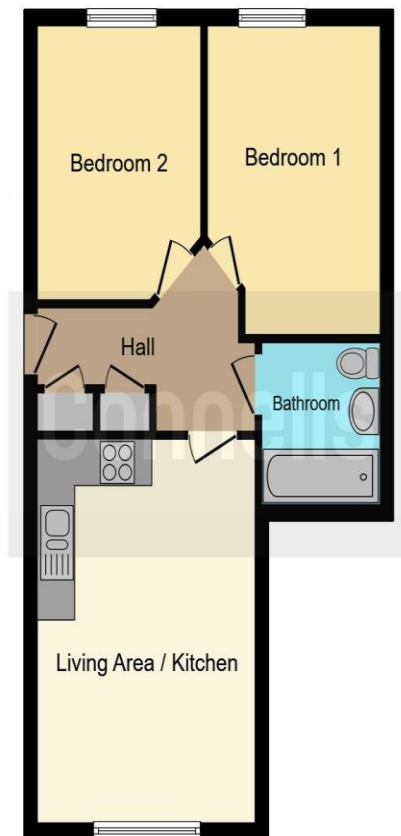
Communal Garden

To the rear of the property there is an enclosed communal garden laid to stone chippings with bike store.

Parking

Allocated parking space to the front of the property for one car.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

directions to this property:

From the centre of Taunton proceed in a northerly direction along Bridge Street and into Station Road. At the top of Station Road, take the right hand lane and turn right into St Andrew Road. Almost immediately, turn left into Cheddon Road and carry along for approximately 300 yards where Vera Street will be seen off to the left. Take this turning and once you are on Vera Street the property will be located on the left hand side.

To view this property please contact Connells on

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53 High Street
TAUNTON TA1 3PR

Property Ref: TTN311809 - 0008

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN311809

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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