

for sale

offers in excess of **£120,000**



Gloucester Court Gloucester Street Taunton TA1 1TF

This modern one-bedroomed apartment is **CONVENIENTLY LOCATED** close to the Town Centre, public transport and the M5 **MOTORWAY**. Neutrally presented throughout. Further benefits include **ALLOCATED PARKING** and gas central heating.



Gloucester Court Gloucester Street Taunton TA1 1TF

Communal Front Door

Leading into...

Communal Hallway

Stairs rising to the upper floors.

Private Front Door

Leading into...

Entrance Hall

Doors to the Kitchen/Diner/Lounge, Bedroom and Bathroom. Two built-in storage cupboards.

Kitchen / Diner / Lounge

17' 4" x 11' 9" (5.28m x 3.58m)

A generous open plan room with two windows to the front aspect and one to the side aspect. The Lounge area features a wall-mounted radiator, television point and telephone point.

The kitchen features a range of fitted wall and base-mounted units with work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven. Wall-mounted gas boiler and tiled splashbacks. Recess for an automatic washing machine and dishwasher.

Bedroom

19' 1" max x 9' 8" (5.82m max x 2.95m)

A large double bedroom with two wall-mounted radiators and



double glazed window to rear aspect.

Bathroom

A modern white suite comprising bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Window to rear aspect and part-tiling.

Parking

One allocated parking space.





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 Taunton town centre head along East Reach turning left into Eastbourne Road. Follow the one way system onto Haydon Road, taking the second left into Gloucester Street, where Gloucester Court will be found at the end of the road.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311779 - 0007

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN311779

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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