

for sale

offers in excess of **£95,000**



## Standish Court Taunton TA1 1US

A stylish modern apartment located in the TOWN CENTRE with OPEN PLAN KITCHEN/LOUNGE, bedroom and Shower Room. An excellent BUY TO LET OPPORTUNITY or FIRST TIME BUY!



# Standish Court Taunton TA1 1US

## Front Door

Leading into...

## Entrance Hall

Doors to the Kitchen / Lounge and bedroom.

## Kitchen / Lounge

13' 11" max x 11' 2" max ( 4.24m max x 3.40m max )  
An open plan room with television point and electric heater.

The Kitchen area comprises a range of wall and base-mounted units. Work surfaces incorporating a sink with drainer and electric hob with cooker hood over. Built-in electric oven.

## Bedroom 1

7' 10" x 7' 3" ( 2.39m x 2.21m )

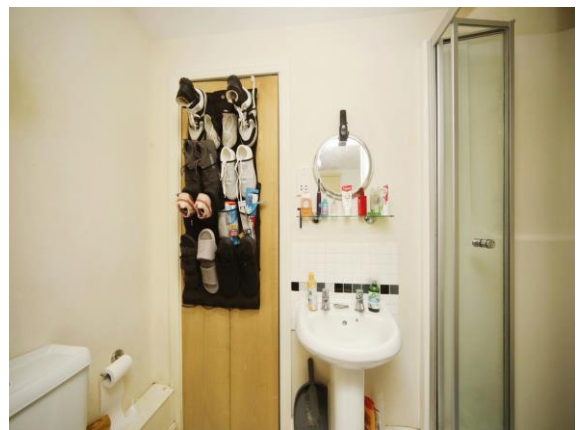
Wall-mounted electric heater. Built-in wardrobe and door to the...

## En Suite Shower Room

Suite comprising a shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Built-in airing cupboard.

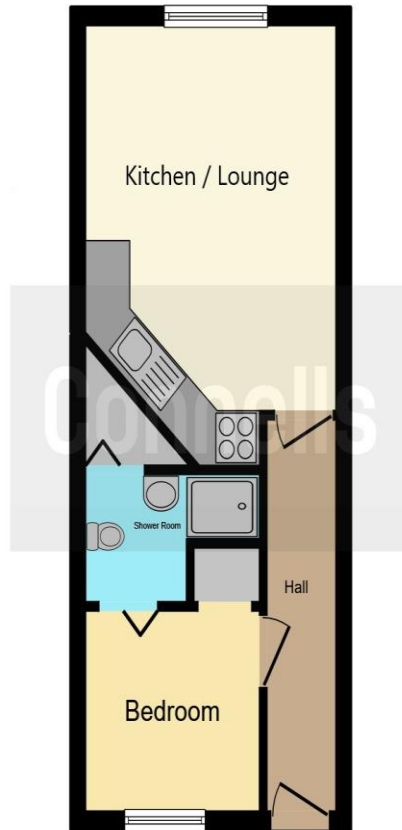
## Lettings

If you are looking for assistance in tenant find, competitive management packages, information on rental income or tenant demand we have an experienced Lettings Department based in the office that would be happy to help. Please call or email the



branch for invaluable advice.





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](http://www.focalagent.com)

### directions to this property:

From the centre of Taunton head north on North Street and turn left just after the bridge onto Wood Street. The road soon becomes Tangier Way and the apartment will be located on the right hand side.

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN311778 - 0004

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/TTN311778](http://connells.co.uk/Property/TTN311778)**

This is a Leasehold property with details as follows; Term of Lease 119 years from 01 Jul 2005. 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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