

for sale

offers in excess of **£200,000**



Heatherton Park House Heatherton Park Bradford On Tone Taunton TA4 1EU

An EXCELLENTLY PRESENTED and generously proportioned apartment in an IMPRESSIVE LISTED BUILDING surrounded by attractive COUNTRYSIDE. Boasting TWO BEDROOMS, a 17ft x 15ft Lounge/Diner, ALLOCATED PARKING and gas central heating. Owners also benefit from a SHARE OF FREEHOLD.



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Communal Front Door

Leading into...

Communal Entrance Hall

Private front door leading into the...

Entrance Hall

Doors to the Lounge/Diner, Bedroom 1 and the Bathroom.

Lounge / Diner

17' 5" x 15' 10" (5.31m x 4.83m)

A fantastic and generously sized reception room with a feature fireplace and bay window to the side aspect. Further features

include a television point, two wall-mounted radiators and patterned coving. Doors to the Kitchen and Bedroom 2.

Kitchen / Breakfast Room

13' 6" x 9' 3" (4.11m x 2.82m)

The Kitchen features a range of fitted wall and base-mounted units. Roll-edge work surfaces incorporating a sink with drainer and electric hob with cooker hood over. Built-in appliances include an electric oven, microwave, dishwasher and washing machine. Wall-mounted boiler housed within one of the kitchen units. Wall-mounted radiator and window to front aspect.

Bedroom 1

17' 6" x 15' 2" (5.33m x 4.62m)

A large double bedroom with feature fireplace, fitted wardrobes, wall-mounted radiator and window to side aspect.



Bedroom 2

13' 7" x 8' 4" (4.14m x 2.54m)

A second good sized bedroom with wall-mounted radiator and window to side aspect.

Bathroom

A white suite comprising bath with mixer taps and wall-mounted shower over, low level WC and wash hand basin with cabinet storage. Additional features include a loft hatch. tiling and window to rear aspect.

Garage

A single garage with power, lighting and an up and over door to front in a nearby block.

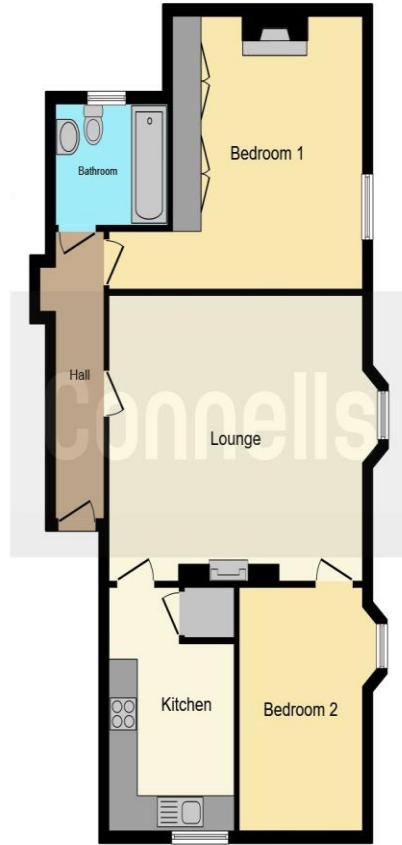
Parking

Allocated parking to the front of the building.

Agents Note

The property is being sold with a 1/20th share of the freehold.





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 proceed in a westerly direction towards Wellington turning right directly opposite 'The Worlds End' public house proceeding through the archway keeping to the left hand side. The property will be found shortly afterwards on the right hand side.

To view this property please contact Connells on

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53 High Street
TAUNTON TA1 3PR

Property Ref: TTN311861 - 0007

Tenure: Leasehold

EPC Rating: E

view this property online connells.co.uk/Property/TTN311861

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. 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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