

for sale

offers in excess of **£160,000**



## Trinity Court Haywood Road Taunton TA1 2LL

A rare and exciting opportunity to acquire a spacious and well-appointed purpose built **TWO DOUBLE BEDROOM MAISONETTE** benefiting from gas central heating, double glazing, off road **COMMUNAL PARKING** and expansive communal gardens. Viewing is recommended.





# Trinity Court Haywood Road Taunton TA1 2LL

## Entrance Lobby

Stairs rise to the first floor. Doorway through...

## Front Door

Leading to...

## Entrance Hall

Built-in cupboard. Radiator.

## Lounge / Diner

16' 5" x 11' 9" ( 5.00m x 3.58m )

Dual aspect double glazed windows to front and rear. Radiator.

## Kitchen

12' x 6' 6" max plus recess ( 3.66m x 1.98m max plus recess )

Double glazed window to front. Radiator. Wall mounted combination boiler. The kitchen itself is equipped with a range of wall and base mounted units with roll top work surfaces including a one and a half bowl sink and drainer with mixer tap. Recesses include plumbing for automatic washing machine, gas and electric points for cooker with splash back and cooker hood over. Part tiling.

## Landing

Built-in cupboards.

## Bedroom One

14' 3" max plus wardrobe x 9' 8" ( 4.34m max plus wardrobe x



2.95m )

Double glazed velux style window to front. Radiator. Recessed wardrobe.

### **Bedroom Two**

14' 3" max x 8' 11" ( 4.34m max x 2.72m )

Double glazed velux style window to front. Radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin, bath with wall mounted electric shower over, heated towel rails shaver point and part tiling. Obscure double glazed window to side.

### **Outside**

The property benefits from generous communal gardens which are primarily laid to lawn and ample off road communal parking. Allocated brick built storage shed.







**Ground Floor**

**First Floor**

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:**

From the centre of Taunton proceed down East Reach to the major set of traffic lights. Filter off to the right and go on to Wordsworth Drive, which will lead you on to Lisieux Way. Turn right into Normandy Drive, follow the road round until Bacon Drive is seen on the right hand side and at the next T junction turn left. Trinity Court can be found 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: TTN311336 - 0006

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/TTN311336](http://connells.co.uk/Property/TTN311336)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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