

for sale

offers in excess of **£110,000**



Langham Gardens Taunton TA1 4PE

Enjoying an enviable end of cul-de-sac position with **WONDERFUL OPEN OUTLOOK** this purpose built first floor **RETIREMENT** apartment has been recently **REFURBISHED** throughout. Located on a popular bus route, with superb **LOCAL AMENITIES** and level access into the county town centre itself. **NO CHAIN.**



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Front Door

Leading to...

Entrance Hall

Stairs rise to...

First Floor Landing

Attic Hatch. Recessed cupboard.

Lounge / Diner

19' plus cupboard x 11' 2" (5.79m plus cupboard x 3.40m)
Double glazed window to front. Wall mounted electric heater.
Recessed over stairs cupboard.

Kitchen

11' 2" x 5' 10" (3.40m x 1.78m)

Double glazed window to rear. Wall mounted electric heater. Equipped with a range wall and base mounted units with roll top work surfaces including a one and half bowl sink and drainer with mixer tap. Electric hob. Recesses include plumbing for automatic washing machine.

Bedroom One

11' 1" x 8' 10" plus recess (3.38m x 2.69m plus recess)

Double glazed window to rear. Wall mounted electric heater.

Shower Room

Suite comprising low level WC, pedestal wash hand basin with



mixer tap and corner shower cubicle with a wall mounted electric shower. Obscure double glazed window to rear. Part tiling. Heated towel rail.

Outside

The property benefits from attractive communal gardens laid primarily to lawn with a wide variety of shrubs, plants, flowers and trees. In addition there are communal washing lines and a fantastic function room, guest overnight accommodation for family and friends available on request on a first come first serve basis. Off road brick paved communal parking.





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.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311921 - 0005

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN311921

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1985. 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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