

for sale

offers in excess of **£140,000**



## Nightingale Court Queen Street Taunton TA1 3RU

A well-presented and well pre-portioned **TOWN CENTRE APARTMENT** available with **NO ONWARD CHAIN**. Perfect for the investor and first-time buyer alike. Features include an **ALLOCATED PARKING SPACE**, open plan Lounge/Diner; well-equipped Kitchen, Two double bedrooms. View now!





# Nightingale Court Queen Street Taunton TA1 3RU

## Front Door

Leading into...

## Communal Entrance Hall

Stairs rising to the first floor where the apartment is located.

## Private Front Door

Leading into...

## Entrance Hall

Built-in storage cupboard and wall-mounted intercom system. Doors to the Lounge/Diner and both bedrooms.

## Lounge/Diner

20' 4" x 10' 2" ( 6.20m x 3.10m )

A generous reception room with wall-mounted radiator, television point and telephone point. Large bay window to rear aspect. Open to the Kitchen.

## Kitchen

8' 11" x 6' 3" ( 2.72m x 1.91m )

A well-equipped kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven, dishwasher and fridge/freezer. Recess and plumbing for an automatic washing machine.

## Bathroom



The bathroom is accessed via a small connecting hallway which also features a cupboard housing the gas boiler. The white bathroom suite comprises bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Part-tiling and window to side aspect.

### **Bedroom 1**

12' 11" x 8' 7" ( 3.94m x 2.62m )

A double bedroom with wall-mounted radiator and window to rear aspect.

### **Bedroom 2**

12' 2" x 6' 8" ( 3.71m x 2.03m )

Wall-mounted radiator and window to rear aspect.

### **Parking**

One allocated parking space to the front of the building.







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 head south on Silver Street and turn left into Alma Street. At the end of the road turn right onto South Street and then left into Queen Street. Nightingale Court will be located on the left hand side roughly halfway along the road.

To view this property please contact Connells on

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311314 - 0003

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online** [connells.co.uk/Property/TTN311314](http://connells.co.uk/Property/TTN311314)

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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