

for sale

offers in excess of **£120,000**



## Langham Gardens Taunton TA1 4PE

Available with NO ONWARD CHAIN and beautifully appointed throughout. This COMPLETELY RENOVATED ground floor retirement apartment stands proudly within lovely communal gardens, has SUPERB ACCESS to local amenities and is also conveniently located for the county town centre itself.



# Langham Gardens Taunton TA1 4PE

## Front Door

Leading to...

## Entrance Lobby

Double glazed door providing access into the...

## Lounge / Diner

18' 9" x 10' 10" plus bay ( 5.71m x 3.30m plus bay )  
Double glazed curved bay window to front. Wall-mounted electric heater. Wall-mounted electric fireplace with LED flame effect.

## Kitchen

11' 1" x 5' 8" ( 3.38m x 1.73m )  
Double glazed window to rear. Wall-mounted electric heater. The

kitchen itself is equipped with a range of wall and base-mounted units with work surface, including a sink with mixer tap, integrated electric oven with electric hob and cookerhood over.

## Inner Lobby

Wall-mounted Piper alarm. Recessed cupboard. Wall-mounted electric water heater.

## Bedroom One

11' 4" into wardrobe x 11' 2" ( 3.45m into wardrobe x 3.40m )  
Double glazed window and door opening onto the communal garden and an allocated seating space. Wall-mounted electric heater. A comprehensive range of built-in wardrobes and cupboards. Piper alarm cord.



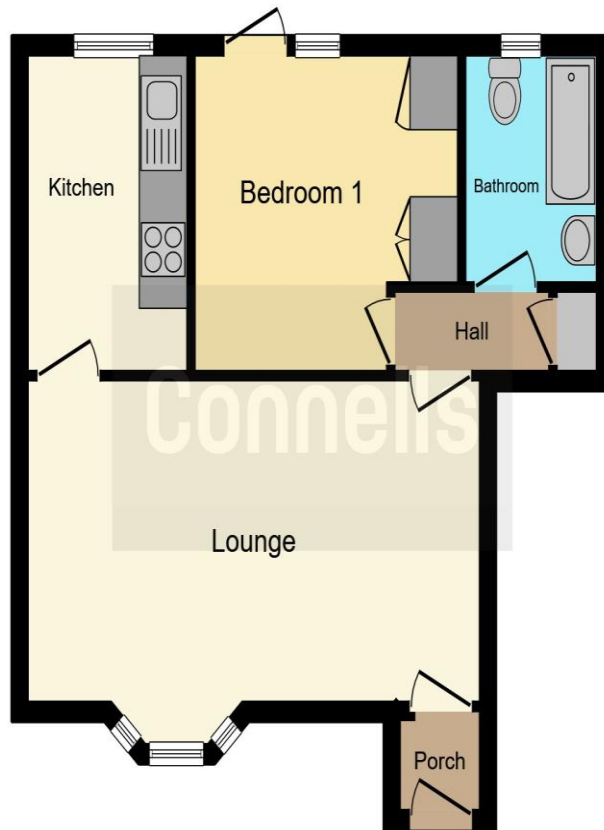
## Shower Room

Suite comprising low level WC with disabled feature, twin shower cubicle with a wall-mounted electric shower and disabled feature. Wash hand basin with mixer tap and vanity cupboard. Heated towel rail. Obscure double glazed window to rear. Wall-mounted electric fan heater.

## 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 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)

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: TTN312126 - 0009

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/TTN312126](http://connells.co.uk/Property/TTN312126)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)