

for sale

offers in excess of **£160,000**



Wilton Street Taunton TA1 3LL

NO ONWARD CHAIN! A fantastic first-floor apartment in the popular WILTON AREA, benefitting from excellent access to the TOWN CENTRE, Musgrove Park Hospital and local amenities. Features include GATED PARKING, a private Juliet balcony and an OPEN PLAN Kitchen/Lounge/Diner. View now!



Wilton Street Taunton TA1 3LL

Communal Front Door

Electronically controlled security door leading to the communal hallway. Stairs rising to the first floor where the apartment is located.

Private Front Door

Leading into...

Entrance Hall

Built-in cupboard and wall-mounted radiator. Doors to the Kitchen/Lounge/Diner, Bedroom and Bathroom.

Kitchen / Lounge / Diner

20' 9" max x 13' 2" max (6.32m max x 4.01m max)

A generous and bright open-plan room with UPVC French doors opening to a Juliet balcony. Two wall-mounted radiators. Television point.

The Kitchen area features a range of fitted wall and base units with roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in appliances include a dishwasher, washing machine, electric oven, fridge and freezer. Wall-mounted gas boiler housed within one of the kitchen units.

Bedroom

13' 6" x 12' 1" (4.11m x 3.68m)

A large double bedroom with television point, telephone point, wall-mounted radiator and window to rear aspect.



Bathroom

A neutral white suite comprising bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Additional features include a shaver point, extractor fan and part-tiling.

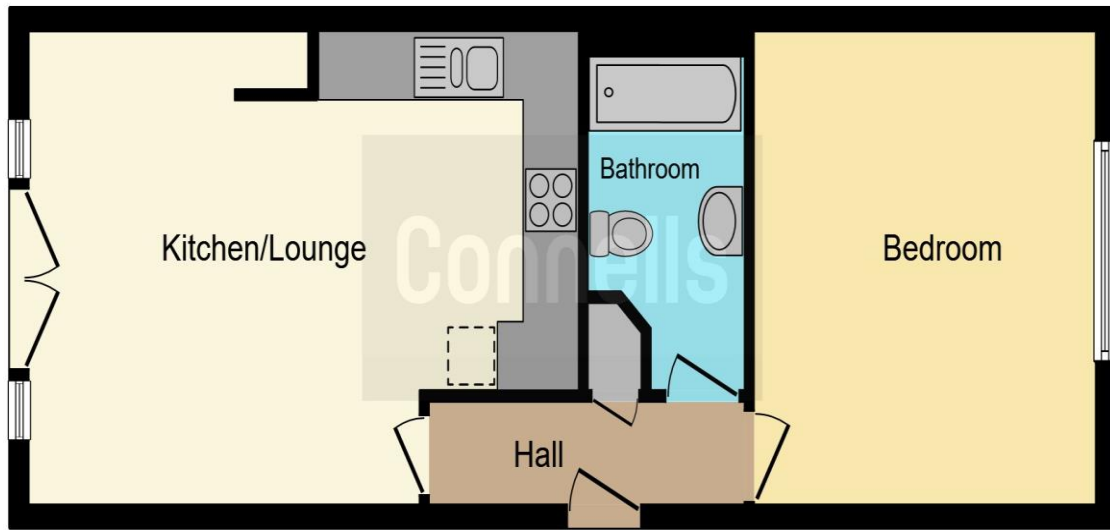
Parking

Allocated, gated parking to the rear of the building accessed via the electronic gates. The residents' bin store can also be found to the rear of the parking area.

Letting

If you are looking for assistance in tenant find, competitive management packages, information on rental income and tenant demand we have an experienced Lettings Department based in the office that would be happy to help. Please call or email the branch for invaluable advice.





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 Upper High Street turn into Burton Place where the road will shortly become Wilton Street. The block will be located on the right hand side.

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312267 - 0005

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/TTN312267

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 | www.rightmove.co.uk | www.zoopla.co.uk