

for sale

offers in excess of **£130,000**



Winters Field Taunton TA1 1PY

NO ONWARD CHAIN! This spacious modern apartment boasts **TWO BEDROOMS** and is neutrally decorated throughout. Benefitting from excellent access to **TAUNTON STATION** and all of the **TOWN CENTRE** amenities. Features include **ALLOCATED PARKING**, a generous Lounge/Diner and separate Kitchen. View now!



Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

Winters Field Taunton TA1 1PY

Communal Front Door

Leading into...

Communal Entrance Hall

Stairs rising to the upper floors. The apartment is located on the second floor.

Private Front Door

Leading into...

Entrance Hall

Built-in storage cupboard and airing cupboard. Doors to the

Lounge/Diner, both bedrooms and the Bathroom.

Lounge / Diner

17' 2" x 10' 7" (5.23m x 3.23m)

A generous reception room featuring a television point, telephone point, two storage heaters and two windows to the rear aspect. Door to the...

Kitchen

8' 5" x 6' 3" (2.57m x 1.91m)

A modern fitted kitchen with a range of wall and base units. Roll-edge work surfaces incorporating a sink with drainer and electric hob. Built-in electric oven. Recesses for a small fridge/freezer and washing machine. Tiled splashbacks and a window to rear aspect.



Bedroom 1

13' 1" x 8' 9" (3.99m x 2.67m)

Television point, telephone point and wall-mounted storage heater. Window to front aspect.

Bedroom 2

9' 1" x 6' 9" (2.77m x 2.06m)

Wall-mounted electric heater and window to front aspect.

Bathroom

A neutral white suite comprising bath with mixer taps and wall-mounted shower over, low level WC and pedestal wash hand basin. Extractor fan.

Parking

One allocated parking space to the rear of the block.

Lettings

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:

Proceed out of the Town Centre along Priory Bridge Road and take the first exit left at the roundabout onto Priory Park. Take the first left and follow the road around to the left into the estate. Wintersfield will be located on the left 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: TTN312292 - 0004

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN312292

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. 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.

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.

