

for sale

£110,000



Flat 44 Dellers Wharf Taunton TA1 1DX

NO ONWARD CHAIN, neutrally presented one bedroom apartment located in the over-55 development within the town centre.  
Viewing essential



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# Flat 44 Dellers Wharf Taunton TA1 1DX

## Communal Front Door

Leading to...

## Communal Entrance Hall

Access to upper floors via the lift and stairs.

## Private Front Door

Leading to...

## Entrance Hall

Doors to the Lounge/Diner, Bedroom and Bathroom. Large storage cupboard with fitted shelving.

## Lounge / Diner

15' 7" x 10' 4" ( 4.75m x 3.15m )

Features include television point, telephone point and wall-mounted electric heater. Double glazed window to rear aspect with views over the River Tone. Open through to...

## Kitchen

7' 4" x 7' ( 2.24m x 2.13m )

A fitted kitchen with a range of wall and base units. Roll-top work surfaces incorporating a sink with drainer. Recess and connection points for an electric oven and fridge/freezer. Further features include an extractor fan, small electric heater and tiled splashbacks.

## Bedroom



13' 8" x 8' 7" ( 4.17m x 2.62m )

Television point and two fitted wardrobes with glass fronted doors. Wall-mounted electric heater and double glazed window to rear aspect.

## Bathroom

Suite comprising of double shower cubicle with shower over, W.C. and wash hand basin with storage cupboard. Part-tiling and extractor fan.

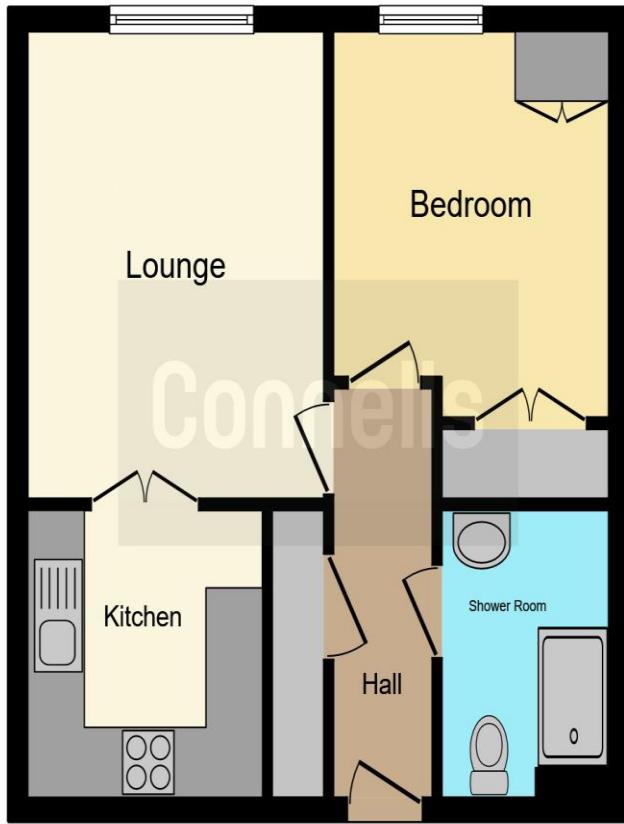
## Parking

Residential Parking Available

## Agents Note

This development is restricted to over 55's only.





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

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53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN312375 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2847.38

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/TTN312375](http://www.connells.co.uk/Property/TTN312375)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1994. 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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