

for sale

£120,000



Langham Gardens Taunton TA1 4PE

Offered to the market with NO ONWARD CHAIN is this well-proportioned two bedroomed apartment situated in a popular over 55's development within the heart of GALMINGTON. Communal gardens and parking as well as a communal room with extra facilities. Great access to MUSGROVE PARK HOSPITAL. VIEW NOW!



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Front Door

Leading to...

Entrance Porch

Further Doorway Through to the...

Lounge/Diner

13' 9" x 12' 7" (4.19m x 3.84m)

Double glazed window to front aspect. Electric Fireplace. Television and telephone points. Two electric storage heaters. Doorways through to the rear hallway and...

Kitchen

8' 1" x 7' 6" (2.46m x 2.29m)

A fitted kitchen with a range of wall and base units with work surfaces incorporating a stainless steel sink with drainer and an induction hob with cookerhood over. Integrated electric oven. Plumbing for an automatic washing machine. Extractor fan. double glazed window to rear aspect.

Rear Hallway

Doorways through to both bedrooms and bathroom. Airing cupboard housing the immersion tank. Controls for the piper alarm system. Telephone point.

Master Bedroom

13' 5" x 8' 11" (4.09m x 2.72m)

Benefiting from fitted wardrobes. Wall mounted storage heater. Double glazed window to side aspect.



Bedroom Two

9' 1" plus wardrobe x 8' 10" (2.77m plus wardrobe x 2.69m)
Benefiting from fitted wardrobes. Wall mounted storage heater.
Double glazed window to side aspect. Television point.

Bathroom

White suite comprising low level WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower. Wall mounted electric heated towel rail. Extractor fan. Part tiling.

Communal Garden

Located to the rear of the property is a communal garden with washing lines. Accessed via a side gate.

Front Garden

Pathway leading to the front door. Brick built bin store.

Agents Note

Development for the over 55's. Residents benefit from access to the communal room with various tabled seating areas, washing machines, tumble dryers. There is also a room available to rent for guests.

Parking

Communal parking available for residents and guests.





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 Taunton town centre head in a southerly direction towards Wellington. Proceed along Park Street and up the one way system taking the middle lane signposted Trull. At the junction proceed straight over onto Trull Road. Continue up the hill turning right at the roundabout onto Galmington Road. Continue down the hill taking the second turning on the left into College Way. Take the second turning on the right, opposite Queens College playing fields, into Langham Drive. Follow the road around to the right hand side where the property will be located in a cul-de-sac.

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53 High Street
TAUNTON TA1 3PR

Property Ref: TTN312357 - 0002

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN312357

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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