

for sale

offers in excess of

£100,000



Northfield Gardens Taunton TA1 1XN

Commanding a **WONDERFUL** open outlook and set within **ALLURING** communal gardens in the tranquil confines of this **SOUGHT AFTER** retirement complex for the over 60's. This **WELL APPOINTED** home benefits from double glazing, economical night storage heating and off road communal parking. **VIEW NOW!**



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Front Door

Leading to...

Vestibule

Obscure glazed door through to the...

Lounge / Diner

14' 8" man plus cupboard x 12' 5" max (4.47m man plus cupboard x 3.78m max)

Double glazed bay window, recessed to front. Wall mounted night storage heater with the further assistance of an electric panel heater. Recessed cupboard. Piper alarm.

Inner Lobby

Recessed cupboard housing water tank.

Kitchen

9' 7" x 5' 11" (2.92m x 1.80m)

Equipped with wall and base mounted units with roll top work surfaces including sink and drainer. Integrated electric oven with hob and cooker hood over. Recess and plumbing for automatic washing machine. Part tiling. Double glazed window to rear. Piper Alarm.

Bedroom One

10' 11" x 10' (3.33m x 3.05m)

Double glazed window to rear. Wall mounted night storage heater. Piper alarm.



Shower Room

Suite comprising low level WC. Pedestal wash hand basin with mixer tap. Shower cubicle with wall mounted electric shower. Obscure double glazed window to rear. Wall mounted electric heater. Piper alarm.

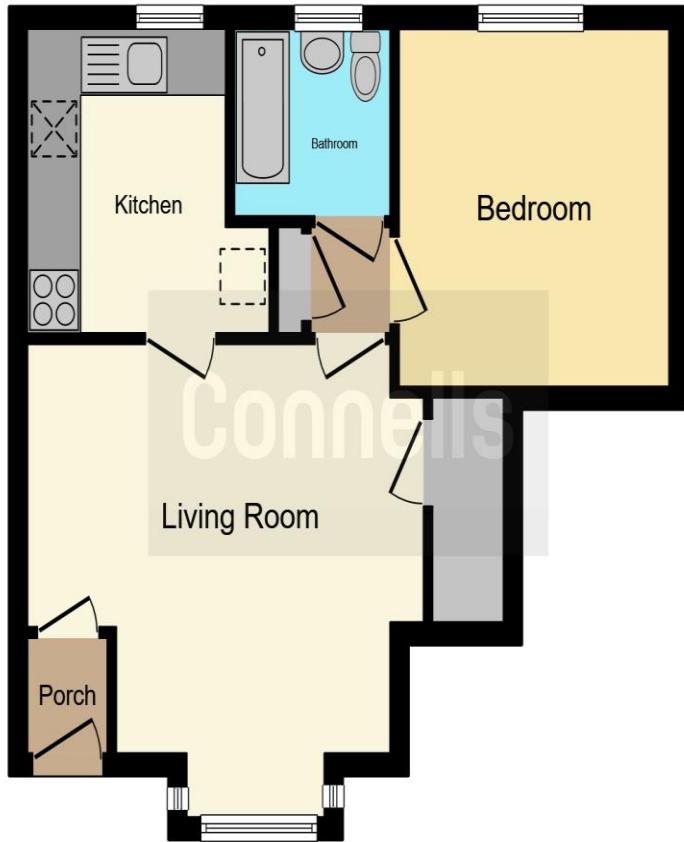
Communal Features

Northfield Gardens benefits from lovely communal gardens with plenty of pathways and seating areas and also has the advantage of a popular communal lounge and guest accommodation on a first come first serve basis.

Parking

Communal parking bays are offered to residents, as well as visitors parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

directions to this property:

From Taunton town centre continue along North Street over the bridge into Bridge Street. Take the left at the traffic lights and turning immediately right into Wood Street. Continue along Wood Street passing North Town primary school before you reach Northfield Gardens on the right hand side. Continue into the development the property will be located on the right hand side.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312609 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1170.36

Ground Rent: 1.00

view this property online connells.co.uk/Property/TTN312609

This is a Leasehold property with details as follows: Term of Lease 99 years from 01 Jan 1984. 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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