

for sale

£170,000



## Richmond Road Taunton TA1 1EW

Ground floor flat in favoured area of Taunton, with easy access to the town centre. Available with **NO ONWARD CHAIN** and comes with a **PRIVATE REAR GARDEN**.





# Richmond Road Taunton TA1 1EW

## Communal Entrance

Door from the front, there is access to the flat on your left hand side.

## Main Entrance Hall

Access to the large front room and the kitchen.

## Lounge

13' 2" x 10' 9" ( 4.01m x 3.28m )

A large front aspect room with attractive bay window and fireplace, There are high ceilings to this room and a telephone entry point.

## Kitchen

10' 6" x 9' 6" ( 3.20m x 2.90m )

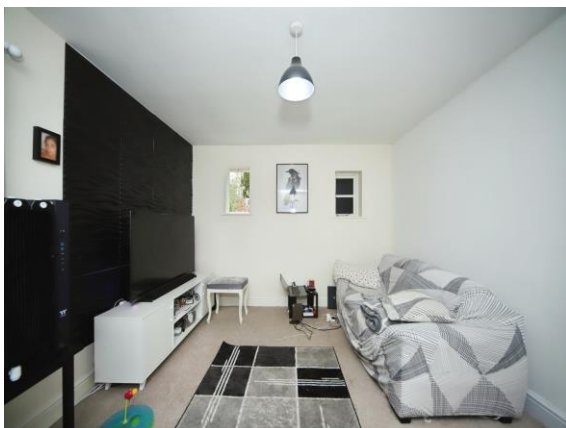
A range of wall and base mounted units with work surface over, one and a half bowl sink/drain, gas hob, electric oven and radiator. There is a double glazed window to the rear, space for a washing machine and fridge/freezer, plus access to a storage cupboard.

## Rear Hallway

With access to the rear garden, bathroom and both bedrooms.

## Bathroom

Wash basin, WC and bath with mains shower over. Extractor fan and radiator.



### Bedroom One

13' 2" x 10' 9" ( 4.01m x 3.28m )

Double glazed window to the side and two to the rear aspect, radiator.

### Bedroom Two

7' 6" x 7' ( 2.29m x 2.13m )

Double glazed window to the side aspect and radiator.

### Outside

A private rear garden with outside tap, path to area of lawn and a gate to the side aspect. Stone wall boundary to the rear and right hand side.





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)

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311525 - 0004

**Tenure:** Leasehold

**EPC Rating:** D

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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.

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