

for sale

offers in excess of **£220,000**



Abbotsfield Abbotsfield Wiveliscombe Taunton TA4 2SU

This spacious first floor apartment is situated in a magnificent building and comes with a garage, ample residents/visitor parking, extensive and well tended communal gardens, plus your OWN PRIVATE WOODLAND with views over adjoining countryside.



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Entrance/Dining Hall

28' 5" x 7' 4" (8.66m x 2.24m)

With wooden flooring and high ceilings, plus plenty of natural light, this is a fantastic space that's hugely versatile. Two radiators.

Lounge

12' x 17' 11" (3.66m x 5.46m)

Gas fire with back boiler, radiator and single glazed window to the front.

Kitchen

17' 9" x 6' 4" (5.41m x 1.93m)

Gas hob, electric oven, sink/drain, space for low level fridge and plumbing for washing machine. There is a cupboard housing the water tank and single glazed window.

Bedroom One

14' 5" x 10' 5" (4.39m x 3.17m)

Single glazed window and radiator.

Bedroom Two

10' 10" x 11' (3.30m x 3.35m)

Single glazed window, radiator and access to the loft space.

Bathroom

Accessed from both the Entrance Hall and Bedroom One, this is a spacious bathroom having a bath with mixer tap and shower attachment, WC, wash basin and radiator. Single glazed window to the front.



Garage

The garage is the first one as you come up the long drive and will be found on your left hand side opposite the woodland.

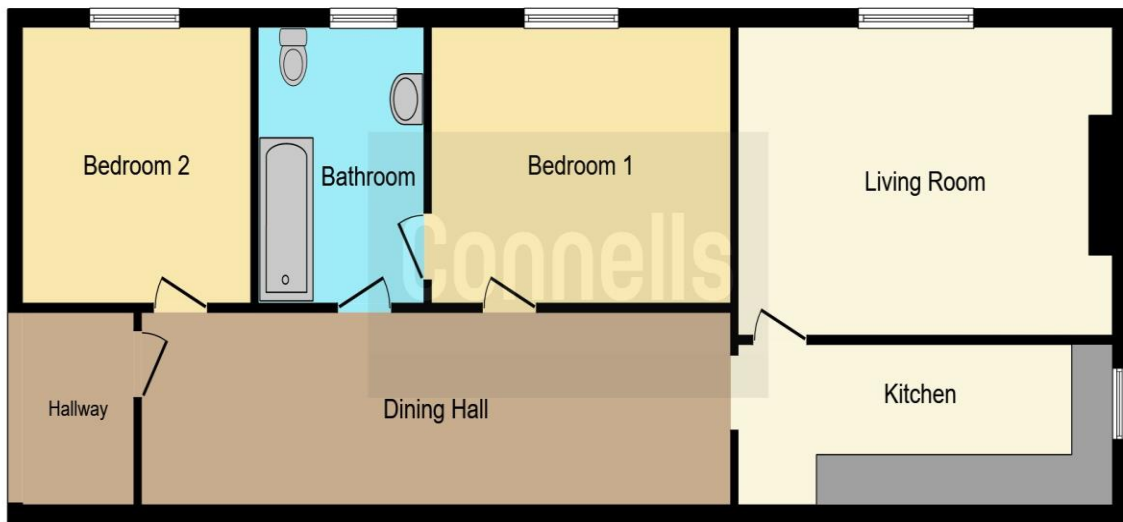
Directions

Turn right passing the Recreation ground on the left hand side and after approximately 200 yards take the right hand turn into Abbotsfield House by the Lodge.

Proceed up the private drive through the trees to the main house and Flat 6 will be found on the right hand side through the communal entrance (TA4 2SU).

Using What3words Smart Phone App. For those who already use this Geolocation App device for your smartphone – Type in the following three words: ambitions.resolves.packets.





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

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53 High Street
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Property Ref: TTN312791 - 0006

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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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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