

for sale

£133,125



The Quay Coal Orchard Taunton TA1 1FB

A BEAUTIFULLY PRESENTED modern apartment with OPEN PLAN LOUNGE / KITCHEN / DINER and Juliet Balcony. Located in the Town Centre with excellent access to amenities and TAUNTON STATION. Must be viewed!



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Communal Front Door

Electronically controlled security door leading into the communal hallway. Stairs rising to the first floors. The apartment will be located on the first floor.

Front Door

Leading to...

Entrance Hall

A bright and welcoming entrance to the property with a large utility cupboard housing the gas boiler and plumbing for the washing machine. Doors to the Lounge/Kitchen/Diner, Bedroom and Bathroom.

Lounge / Diner

17' 2" x 11' 1" (5.23m x 3.38m)

A stunning open plan room. The lounge / diner area features a television point, wall-mounted radiator and Double glazed french doors opening to a Juliet balcony

Kitchen

9' 8" x 8' 1" (2.95m x 2.46m)

The kitchen is equipped with a range of wall and base-mounted units with rolltop work surfaces, Including sink and drainer with mixer tap, integrated oven and grill with cookerhood over, dishwasher and fridge freezer. Tiled splashbacks and spotlights.

Bedroom

9' 5" x 14' 9" (2.87m x 4.50m)



A generous double bedroom with, wall-mounted radiator and floor to ceiling double glazed window to rear aspect.

Bathroom

A beautifully presented modern suite comprising bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Further features include an extractor fan, part-tiling and a wall-mounted heated towel rail.

Communal Space

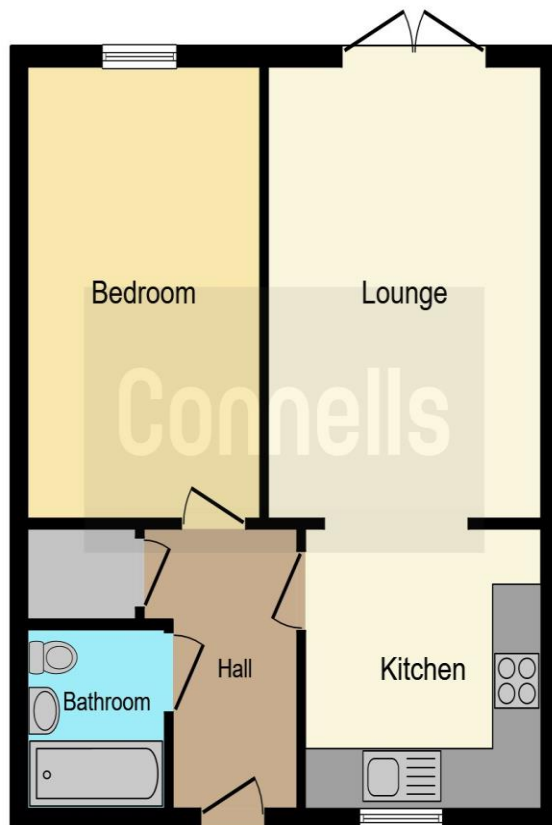
Communal binstore and bike storage area.

Agents Note

This property is offered via the popular Section 106 Discounted Open Market Scheme and £133,125 represents a 75% of market value.

Potential purchasers will need to put forward an application to Somerset Council and meet certain criteria on position and affordability. Please enquire with the agents for further information.





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 the town centre, at the top of East Reach turn into Tancred Street and then left at the end of the road onto Duke Street. Immediately turn right onto Canon Street and then left at the roundabout onto St James Street. Follow the road until Coal Orchard will be located on your left and side.

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312905 - 0005

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN312905

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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