

for sale

£170,000



Haines House Kinglake Drive Taunton TA1 3RR

A SPACIOUS retirement apartment for the over 60's, within the splendour of the Blagdon Hill development with SUPERB ON-SITE FACILITIES. Located in the highly desirable Sherford area of Taunton, with ease of access to Taunton's POPULAR VIVARY PARK and country town centre itself



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Front Door

Leading to...

Entrance Hall

A welcoming L-shaped entrance hall provides access to all main living areas, including the open-plan kitchen/lounge/dining space, both bedrooms, the main bathroom, and featuring an airing cupboard, additional storage cupboard, and radiator.

Lounge / Dining Room

This bright and generously sized lounge/dining area is filled with natural light, thanks to large windows that offer pleasant views of the communal grounds and a welcoming atmosphere. A

charming bay window adds character and extends the space, creating the perfect spot for reading or relaxing.

Kitchen

A good size well equipped fitted kitchen comprising; range of eye and base units, tiled splashback, eye level double oven, four ring ceramic hob with overhead integrated extractor, integrated fridge-freezer, dishwasher, washing machine, boiler housing, inset one and a half bowl stainless steel sink and drainer. Natural light flows into the kitchen through a double-glazed window.

Main Bedroom

A comfortable double bedroom featuring a fitted double wardrobe and a generously sized double-glazed window that fills the room with natural light.



En Suite

Includes a fully tiled shower enclosure, low-level WC, pedestal wash basin with wall-mounted mirror and shaver point, radiator, and extractor fan.

Bedroom Two

Second bedroom with a front-facing double-glazed window and a gently sloping wall. Features include a radiator, coving, power points, and a built-in storage cupboard with hanging rail

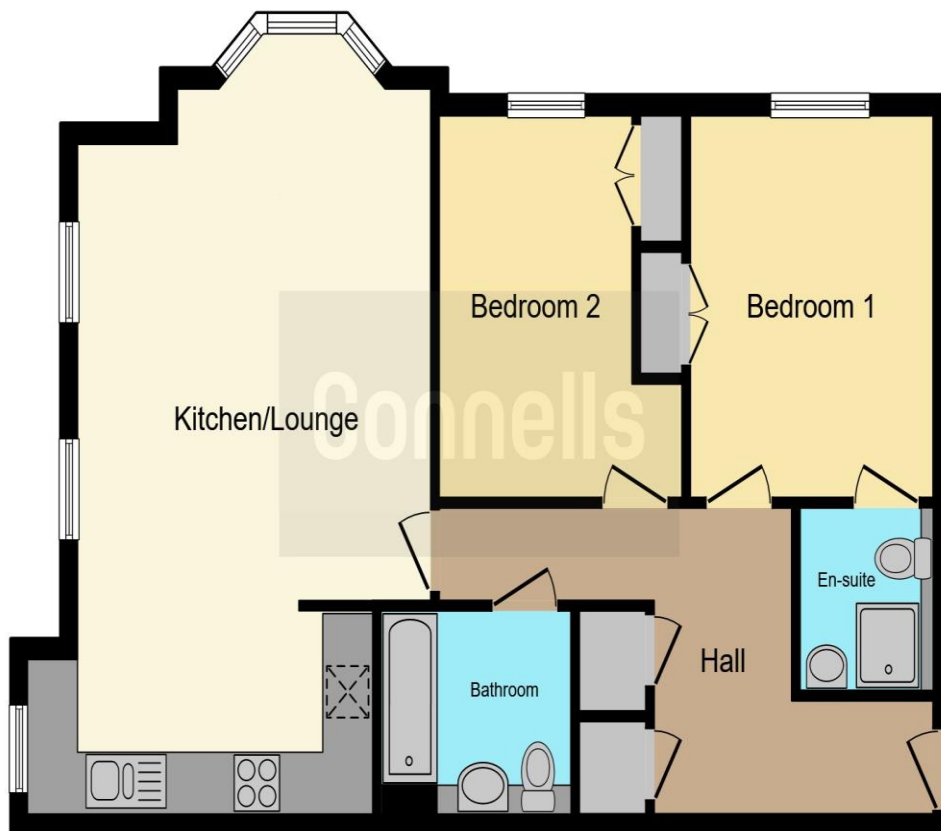
Bathroom

Comprising a panel-enclosed bath, low-level WC, pedestal wash basin, wall-mounted mirror and shaver point, radiator, and extractor fan.

Agents Note

Owners of a Retirement Villages lease are required to pay an assignment fee of up to 12.5% of the property's resale value, either at the time of purchase or upon resale. For full financial details, please contact the Village Manager.





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

To view this property please contact Connells on

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53 High Street
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Property Ref: TTN312956 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 6608.00

Ground Rent: 275.00

view this property online connells.co.uk/Property/TTN312956

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2005. 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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