

for sale

offers in excess of **£145,000**



Massingham Park Taunton TA2 7TG

A simply STUNNING purpose-built ground floor apartment on the edge of Taunton's county town centre and with EASE OF ACCESS to Taunton's mainline railway link. The property benefits from spacious living accommodation and ALLOCATED PARKING. A Viewing a strongly recommended.



Massingham Park Taunton TA2 7TG

Front Door

Leading to...

Entrance Hall

Radiator. Wall-mounted storage unit.

Lounge

13' 7" x 12' 2" (4.14m x 3.71m)

Dual-aspect double glazed windows to front and side. Radiators. Intercom.

Kitchen / Dining Room

10' x 7' 6" (3.05m x 2.29m)

Double glazed window to side. Wall-mounted combination boiler.

The kitchen itself is well equipped with a range of modern style wall and base-mounted units with rolltop work surfaces, including a circular-style sink and drainer with mixer tap, integrated electric oven and gas hob with cooker hood over. Radiator. Recess for a free-standing fridge-freezer and further recess and plumbing for an automatic washing machine.

Bedroom

13' 7" x 10' 6" (4.14m x 3.20m)

Dual-aspect double glazed windows to side and rear. Radiator.

Bathroom

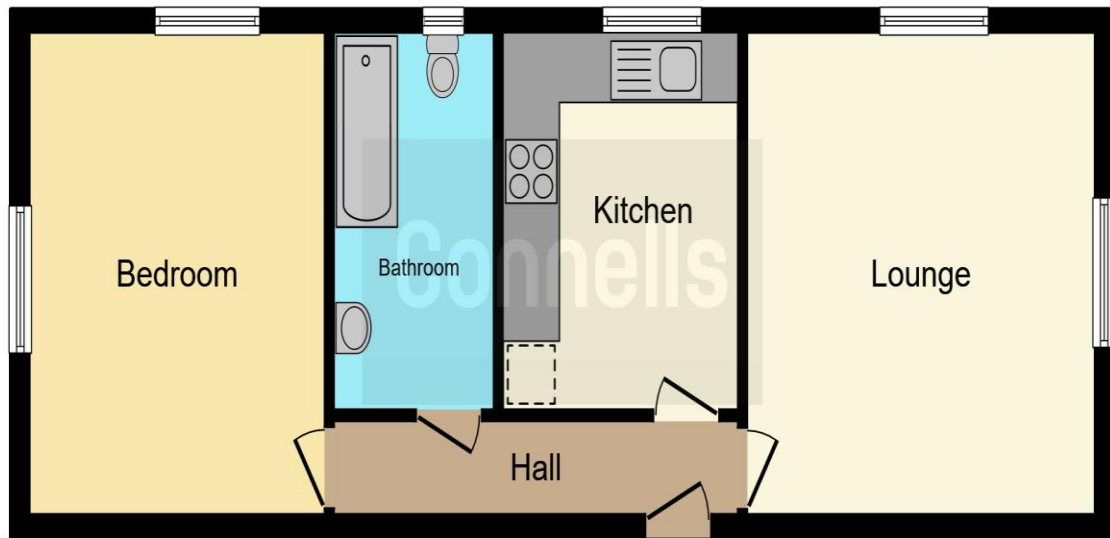
Suite comprising low-level WC, bath with shower panel and integral shower over. Obscure double glazed window to side. Wash hand basin with mixer tap and vanity cupboard. Partial tiling. Radiator. Extractor fan.



Parking

An allocated parking space to the front of the property with parking for one car. Additional on street parking available.





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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Property Ref: TTN313106 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1598.00

Ground Rent: 150.00

view this property online connells.co.uk/Property/TTN313106

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. 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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