

Property details **approval form**

Flat 9 Summerfield Court, French Weir Close, Taunton, Somerset, England, TA1 1XJ

Date: 22 October 2025

Property Ref and Version: TTN313212 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £210,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1977.

○ Key Features

- > Energy Rating: D
- > Two Bedrooms
- > Wonderful Purpose Built First Floor Apartment
- > Sought After French Weir Location
- > Single Garage and Communal Parking
- > Palatial Communal Gardens
- > Easy Access to Taunton County Town Centre
- > Fantastic First Time Buy
- > "Great Investment Purchase - Over 6% Rental Yield

○ Short Description

A superb TWO bedroom FIRST FLOOR apartment with a GARAGE and communal gardens. Located in the splendid French Weir area of Taunton. This is great for access to Taunton Town Centre. NO ONWARD CHAIN. Viewing Highly Recommended!

○ Long Description

Connells are delighted to present this fabulous two bedroom first floor apartment with a garage, enjoying a prime position with lovely views over French Weir Park. Accommodation comprises, in brief: living room/diner, kitchen, two bedrooms and shower room. Further benefits include uPVC double glazed throughout, electric heating and beautifully maintained communal gardens. A viewing is strongly recommended to fully appreciate this apartment and the outlook it enjoys.

It is ideal for first-time buyers and investors, this property offers an attractive yield of over 6%, making it a smart addition to any portfolio.

○ Directions

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Agents Note

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○ Room Description

Front Door

Leading to...

Entrance Hall

Welcoming entrance hall fitted with an electric heater and four integrated storage cupboards-ideal for coats, shoes and household essentials. Doors leading into...

Lounge / Diner

16' 7" x 13' 9" (5.05m x 4.19m)

Bright and well-proportioned dual-aspect lounge/diner featuring three broad uPVC double-glazed windows with a pleasant outlook over French Weir Park and the communal gardens. Benefits include electric heating for year-round comfort and neutral décor for easy styling. There is ample space for a sofa suite and a 4-6-seater table, a classic serving hatch links to the kitchen for effortless passing of dishes and sociable hosting ideal for relaxing or entertaining.

Kitchen

13' 2" x 6' 10" (4.01m x 2.08m)

Bright and practical galley kitchen enjoying leafy views of French Weir Park and the communal gardens through a uPVC double-glazed window. Fitted with a long run of wood-effect worktops, ample wall and base cabinetry with open display shelving, and sage-green metro-tiled splashbacks. Includes a stainless-steel sink/drainage, a freestanding electric cooker with extractor, an integrated dishwasher, plumbing and space for a freestanding washing machine and a freestanding fridge-freezer. A classic serving hatch opens to the lounge/diner for easy entertaining, while dark wood-effect flooring provides a smart, low-maintenance finish. A door gives access to a useful pantry cupboard, ideal for additional storage.

Bedroom One

10' 7" x 11' 3" (3.23m x 3.43m)

Well-proportioned double bedroom with a good-sized uPVC double-glazed window which brings in plenty of natural light, while an integrated wardrobe provides practical built-in storage. Ample space for a double bed with bedside tables and additional furnishings, finished in neutral décor for easy styling.

Bedroom Two

9' x 8' 1" (2.74m x 2.46m)

Bright single bedroom with a uPVC double-glazed window and integrated storage. Currently arranged with a single bed and a desk-perfect as a cosy bedroom or a practical home office.

Shower Room

Well-presented shower room, with neutral tiling and a small frosted window for privacy and natural light. Fitted with a pedestal wash basin and freestanding close-coupled WC, plus an electric shower and electric towel warmer for everyday practicality and comfort.

Parking

A single garage situated within a block to the front of the property, with additional communal parking available, providing valuable secure storage and convenient parking.

Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

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Our comprehensive and competitive management and lettings services can be tailored to fit your needs.

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○ Floor Plan



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

○ Approval

	Signature	Date
Viktoria Bogoeva		
Mr S. Preater		