

for sale

offers in excess of **£140,000**



Chaucer Court East Reach Taunton TA1 3FH

An EXCITING OPPORTUNITY to acquire a purpose built TWO DOUBLE BEDROOM first-floor apartment in TOWN CENTRE within the desirable Chaucer Court GATED community; with secure ALLOCATED PARKING. Offered to the market with NO ONWARD CHAIN. Viewing is highly recommended!



Chaucer Court East Reach Taunton TA1 3FH

Front Door

Leading to...

Entrance Hall

Spacious and welcoming entrance hall with a wall-mounted radiator and a useful integrated cupboard housing the fuse box, offering discreet storage for coats and shoes. Doors leading into...

Reception Room

15' 2" x 16' 9" (4.62m x 5.11m)

Bright and generously proportioned reception room with an open-plan layout leading through to the kitchen, ideal for modern living and entertaining. The space benefits from large double-glazed

windows with fitted blinds, allowing plenty of natural light, and a wide wall-mounted radiator for year-round comfort. Finished in neutral décor and fitted carpet, the room offers flexible space for both sitting and dining areas, ready for a new owner to furnish to taste.

Kitchen

9' 5" x 5' 1" (2.87m x 1.55m)

Fitted kitchen with a range of matching wall and base units, ample worktop space and tiled splashbacks. Features include a stainless-steel 1.5 bowl sink with mixer tap, integrated electric oven with ceramic hob and extractor hood, and under-cupboard lighting. Neutral finishes and a practical layout provide a bright, functional space with room for further appliances.

Bedroom One

11' 8" x 11' 2" (3.56m x 3.40m)



Good-sized double bedroom finished in neutral décor with fitted carpet, double-glazed window and wall-mounted radiator, creating a bright and comfortable space to relax.

En Suite

Well-presented shower room comprising a tiled shower enclosure with sliding glass door and thermostatic shower, pedestal wash hand basin with twin taps and tiled splashback, and a heated towel rail. Finished in neutral décor with wood-effect flooring, creating a clean and practical space.

Bedroom Two

7' 4" x 11' 5" (2.24m x 3.48m)

Another double bedroom with neutral décor and fitted carpet, featuring a double-glazed window with blinds and a wall-mounted radiator, providing a bright and versatile space ideal as a guest room, home office or children's bedroom.

Bathroom

The bathroom features a panelled bath with tiled surround and decorative border, pedestal wash hand basin with twin taps and tiled splashback, and close-coupled WC. There is also a heated towel rail and wood-effect flooring, all finished in neutral décor to create a clean and practical space.

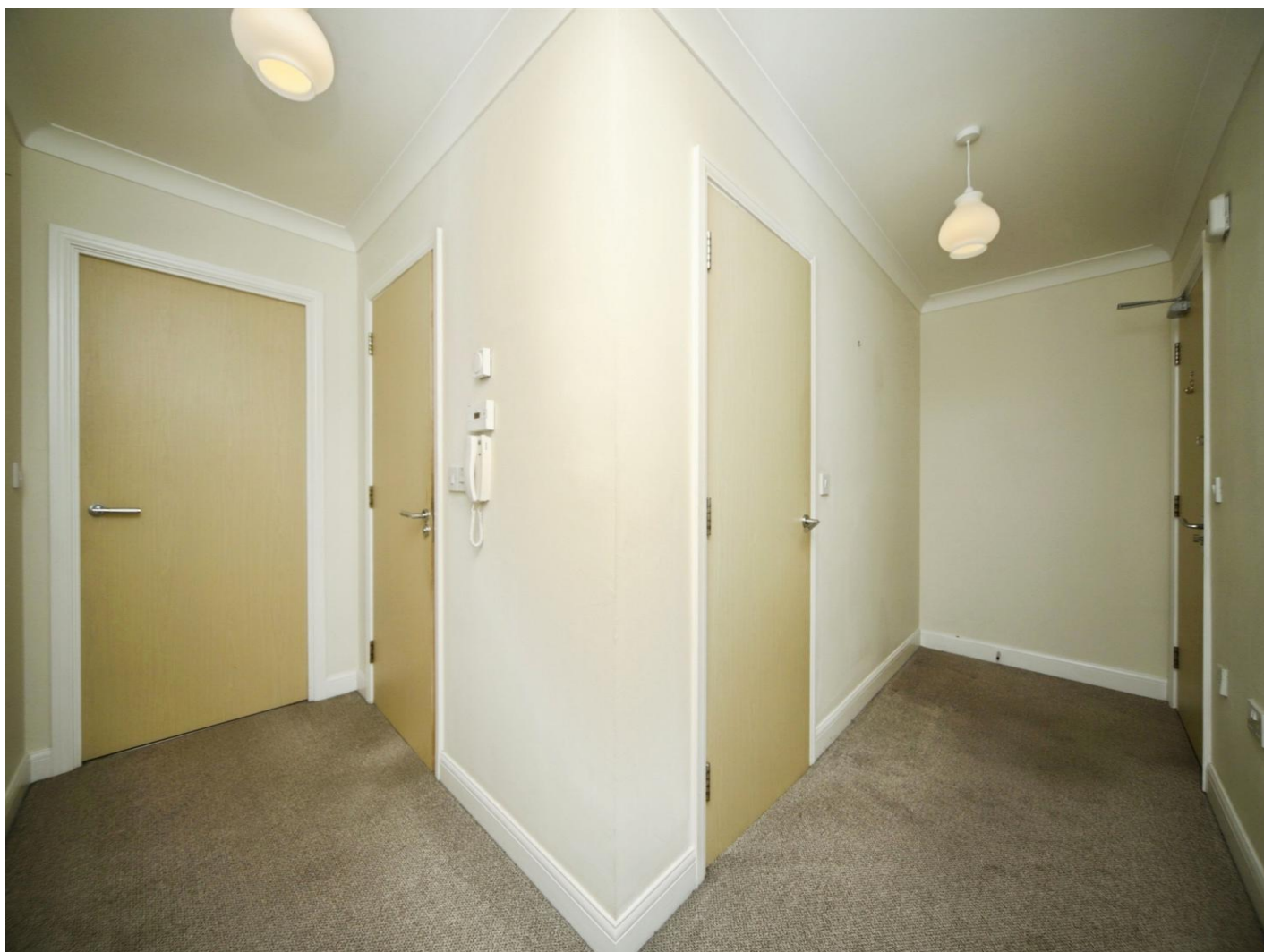
Parking

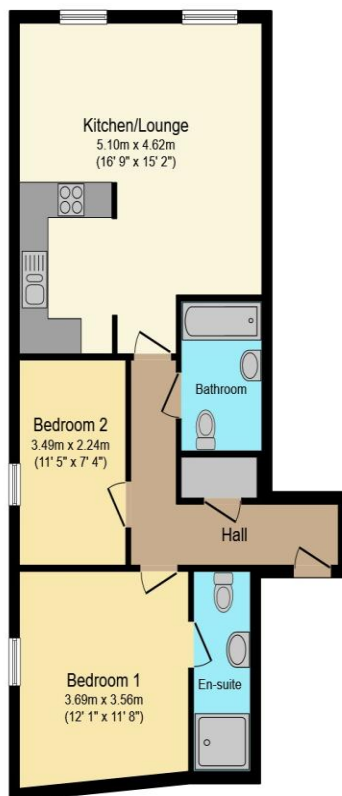
Secure, gated and allocated off-road parking.

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.

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





Total floor area 66.2 m² (712 sq.ft.) approx

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.propertybox.io



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: TTN307973 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1481.00

Ground Rent: 175.00

view this property online connells.co.uk/Property/TTN307973

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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