

for sale

offers in excess of **£120,000**



Langham Gardens Taunton TA1 4PE

NO ONWARD CHAIN. An excellently presented **MODERNISED APARTMENT** in a popular over 60s development in **GALMINGTON**. Features include **TWO DOUBLE BEDROOMS**, neutral decor and convenient access to **LOCAL AMENITIES**, bus routes and **MUSGROVE HOSPITAL**. **View now!**



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Front Door

Leading into...

Entrance Hall

Stairs rising to the first floor landing with a fitted stairlift. Built-in cupboard housing the water tank. Loft hatch. Doors leading to the Lounge, both bedrooms and the Bathroom.

Lounge

13' 9" x 12' (4.19m x 3.66m)

Television point, wall-mounted electric radiator and window to front aspect. Door to the...

Kitchen

8' 2" x 7' 6" (2.49m x 2.29m)

An excellently presented modern Kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and electric hob with cooker hood over. Built-in electric oven. Recess and plumbing for an automatic washing machine. Tiled splashbacks and window to rear aspect.

Bedroom 1

13' 3" x 9' 4" (4.04m x 2.84m)

A generous double bedroom with wall-mounted electric radiator, built-in double cupboard and window to front aspect.

Bedroom 2

11' 5" x 8' 7" (3.48m x 2.62m)

A second double bedroom with window to rear aspect.



Bathroom

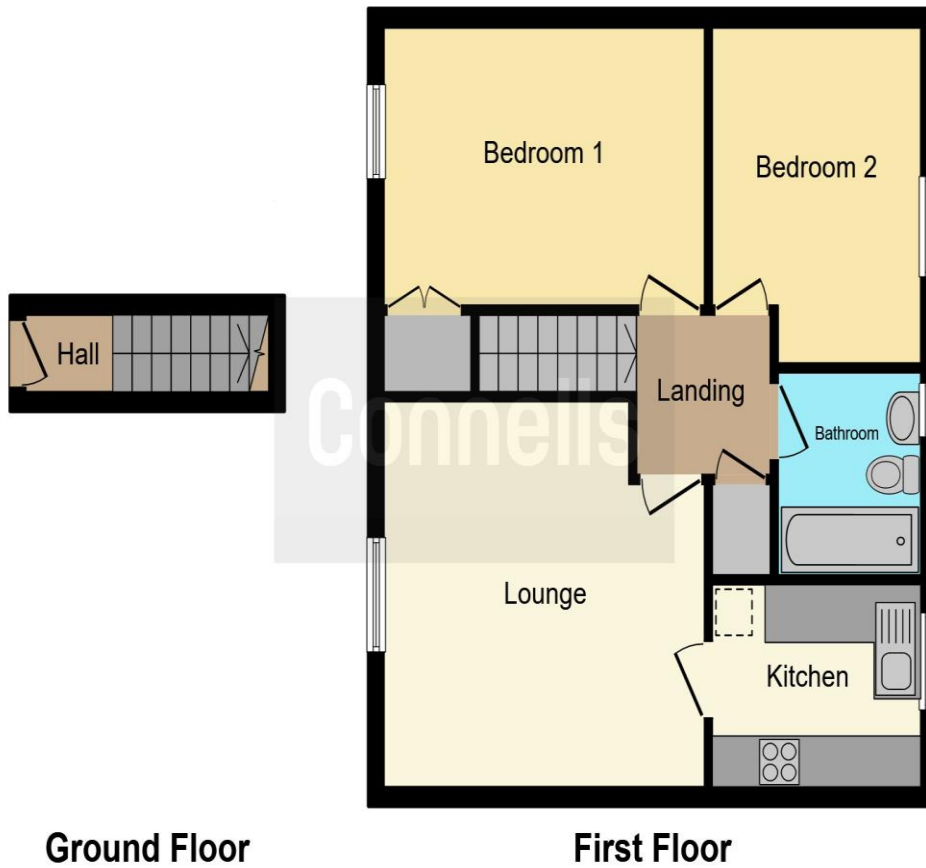
Suite comprising bath with mixer taps and wall-mounted electric shower over, low level WC and pedestal wash hand basin. Further features include a wall-mounted cabinet, wall-mounted electric fan heater, window to rear aspect and part-tiling.

Agents Note

The property also benefits from attractive communal gardens, off road communal parking and function room with guest room facility.

There is a Piper alarm system with emergency pull cords connected to a 24 hours helpline for peace of mind. A dedicated estate manager visits the development frequently to touch base with residents and assist where needed.





Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

directions to this property:

From Taunton proceed in a southerly direction along Trull Road taking the first exit at the mini roundabout onto Galmington Road. Shortly after turn left onto College Way. Proceed along this road for approximately 400 yards turning right onto Langham Drive where the property will be located at the end of the cul-de-sac.

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: TTN311733 - 0008

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN311733

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1985. 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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