

Winters Field Taunton, TA1 1PY

Price £135,000

Tamlyns

# **PROPERTY DESCRIPTION**

This purpose built top floor flat situated close to Taunton town centre and briefly comprises of 2 double bedrooms, lounge, kitchen, bathroom along with the added benefit of off street parking.

#### Situation

\* 2 Bedrooms \* Lounge \*Kitchen \* Bathroom \* Top Floor Flat \* Off Street Parking

The local area

# **Local Authority**

Somerset Council Council Tax Band: B

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk





# PROPERTY DESCRIPTION

#### **Accommodation**

All measurements are approximate

#### **Entrance Door**

Entrance hall leading into communal entrance hall.

#### **Communal Entrance Hall**

Stairs to top floor

#### Front door

Front door into entrance hall

# Hallway

Storage cupboard, wall mounted electric wall heater, doors to

# Lounge

14'6 x 12'6 (4.42m x 3.81m)

3 double glazed windows to the side and rear, wall mounted electric heater.

#### **Kitchen**

9'0 x 6'1 (2.74m x 1.85m)

Range of wall & base units, space and plumbing for washing machine, built in electric over & hob with extractor fan over.

# Bedroom 1

14'4 x 8'9 (4.37m x 2.67m)

Double glazed window to the side, wall mounted heater.

# **Bedroom 2**

11'1 x 8'9 (3.38m x 2.67m)

Double glazed window to the rear, wall mounted electric heated.

# **Bathroom**

9'0 x 7'7 (2.74m x 2.31m)

Panelled bath with shower over, low level w/c, pedestal wash hand basin, storage cupboard housing hot water.

### Outside

Allocated 1 parking space.

#### Tenure

We are informed that the lease is 999 from 2001 with a annual ground rent of £203 and service charge £1705.

#### Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- · Heating electric room heating.
- · Mains sewerage
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

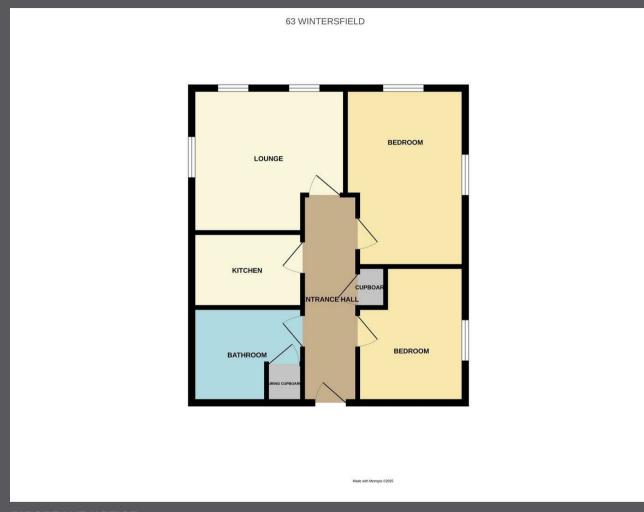
Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage checker.ofcom.org.uk/en-gb/broadband-coverage

### Flood Information:

flood-map-for-planning.service.gov.uk/location

# **PLAN**



#### **IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied uplon for furnishing purposes and all approximate.



