

SCHOOL ROAD

Monkton Heathfield, Taunton, TA2 8PB

Price £129,950



# PROPERTY DESCRIPTION

Two double bedroom top floor flat in need of modernisation, situated in the popular village of Monkton Heathfield just on the outskirt of the Somerset County of Taunton.

The property briefly comprises of Entrance Hall, Lounge, Kitchen / Dining Room, Utility area, 2 Double bedrooms, Shower Room.

Outside there are communal gardens and allocated parking space.

#### Situation

- \* Top Floor Flat \* 2 Double Bedrooms \* Lounge \*Shower Room \*Kitchen / Diner \* Utility Area
- \* Communal Gardens \* Allocated Parking \* No Onward Chain

## Local Authority

Somerset Council Tax Band: A Tenure: Leasehold 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





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### Accommodation

All measurement are approximate

#### Communal Entrance

Main door in to entrance and stairs to the Top Floor

#### **Entrance**

Front door into entrance hall.

## Hallway

Radiator, 2 x storage cupboards, doors to

## Lounge

 $17'8 \times 10'7 (5.38m \times 3.23m)$ 

Double glazed window to the front, radiator, opening in to

## Kitchen / Dining Room

 $14'6 \times 8'2 (4.42m \times 2.49m)$ 

Double glazed window to the side, range of base units, space for cooker, space for tumble dryer, space for fridge / freezer, opening to utility to area.

## Utility

 $8'2 \times 3'7 (2.49 \text{m} \times 1.09 \text{m})$ 

Space and plumbing for washing machine, wall mounted combi boiler

#### Bedroom I

 $12'3 \times 9'3 (3.73m \times 2.82m)$ 

Double glazed window to the side, wardrobes.

#### Bedroom 2

 $11'8 \times 10'7 (3.56m \times 3.23m)$ 

Double glazed window to side.

#### Shower Room

 $6'5 \times 5'5 (1.96m \times 1.65m)$ 

Obscure double glazed window to the side, low level w/c, pedestal wash hand basin, radiator, enclosed shower cubicle.

#### Outside

Communal gardens with drying area.

## Allocated Parking

Allocated parking to the rear of the building

#### Tenure

Lease 125 from 1995 Ground rent from £10 per annum and service charge £215.00 approx per annum.

#### Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- No water meter.
- Gas central heating.
- Main sewage.
- 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

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Ofcom checkers below: checker.ofcom.org.uk/en-gb/mobile-coverage checker.ofcom.org.uk/en-gb/broadband-coverage

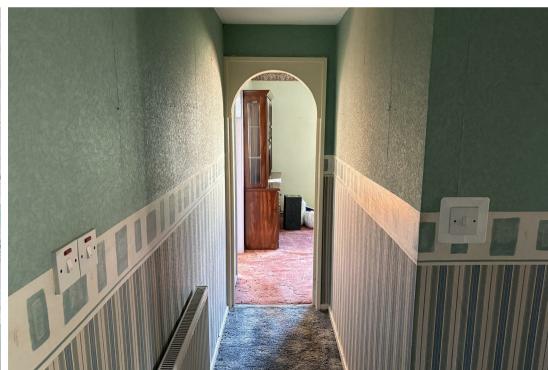
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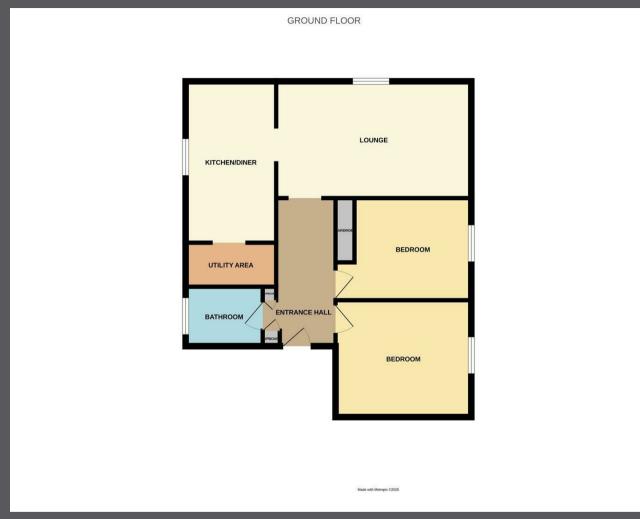








## PLAN



#### **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.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).



