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26 Canal View



Taunton Town Centre 3 miles

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**A modern and contemporary top floor apartment enjoying far reaching views of the Blackdown Hills**

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- Entrance Hallway
- Two generous bedrooms Master with ensuite shower
- Open plan lounge/dining/kitchen area
- Modern fitted kitchen
- Allocated off road parking space
- Gas central heating
- Ideal first time buy or investor
- Communal hallway/entry intercom
- Council tax band B
- Leasehold

**Guide Price £159,950**

### DESCRIPTION

Canal View is located within the Heathfield secondary school and West Monkton primary school catchment areas. This superb top floor apartment enjoys far reaching views towards the Blackdown Hills. Built by Stongbox Developments, a local builder, in 2012 the apartment has a modern and contemporary feel with higher than average ceilings. There is a neatly maintained communal entrance hallway with security intercoms. There is an entrance hall, an open plan lounge/dining area with modern fitted kitchen, two generous bedrooms, the master bedroom having an ensuite shower room. There is a further fitted white bathroom suite and airing cupboard. The apartment has double glazing and gas central heating. There is an allocated off road parking space as well as an allocated bicycle space in a communal bike shed.

### ACCOMMODATION

The open plan kitchen/dining area has two sets of double glazed double doors with Juliette balconies enjoying wonderful views towards the Blackdown Hills. The kitchen area is fitted with a range of matching high gloss front wall and base units. There are a range of work surfaces with breakfast bar, four ring gas hob with extractor hood over and oven under, sink with mixer tap, plumbing and space for washing machine. The master bedroom has a front aspect window and door to an ensuite shower. The second bedroom again has views, and there is also a fitted bathroom suite with panelled bath, washbasin and wc.

### SERVICES

Mains electricity, water, drainage and gas. Gas central heating. Ultrafast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services. The property is leasehold, we believe the original lease started in January 2012 for a period of 999 years and comes with a share of the freehold. The current annual maintenance/service charge is £1578.78. There is an off road parking space for one vehicle.

### DIRECTIONS

From Taunton proceed over the Obridge viaduct and turn right at the roundabout, continue for around a mile, continue straight over the next roundabout and into Monkton Heathfield passing the West Monkton village hall on the right, take the fourth right, head into Border Road and at the end into Bridgwater Road. Follow this road passing the garage and take the second left into Canal View and the apartment block can be found on the right hand side.

### LETTINGS

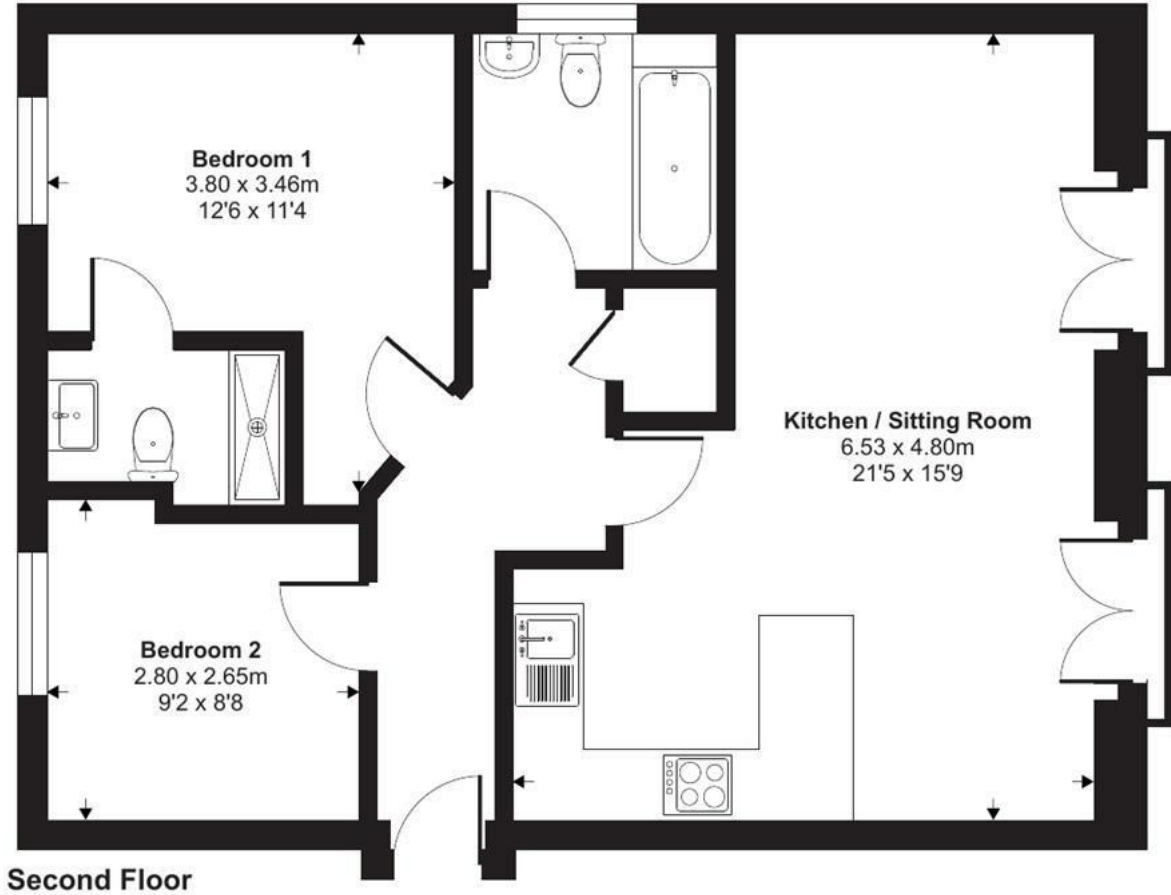
If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355 or [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk).





Approximate Area = 652 sq ft / 60.5 sq m

For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1189932

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Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	80	80
(81-84) C	(69-78) D		
(69-80) E	(55-68) F		
(45-68) G	(1-44) H		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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