



Flat 2



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62 Trull Road, Taunton, TA1 4QL

Taunton Town Centre 1 mile

A beautifully presented, generously proportioned, three bedroomed ground floor flat forming part of an imposing Victorian residence

- Spacious ground floor flat
- Characterful period features throughout
- Three well-proportioned bedrooms
- Stylish, high-quality kitchen
- Well-maintained communal gardens
- Private garage and allocated parking
- Stunning panoramic views
- Long leasehold tenure
- Council Tax band D
- Leasehold/share of freehold

Guide Price £310,000

SITUATION

The property lies on Trull Road, approximately a mile from the Town Centre, therefore providing access to all of the towns amenities which are all within walking distance, including state and private schools – Queens College is a short walk away, as well as Parkfield Primary and Castle Secondary School. Other features include Vivary Park, the golf course, Musgrove Park Hospital and a range of supermarkets. Just to the north of the Town Centre is a mainline railway station, providing an excellent service to the rest of the country and to the east of town is junction 25 of the M5 motorway which offers wider national connections.

DESCRIPTION

A rare opportunity to acquire a beautifully presented, generously proportioned ground floor flat forming part of an imposing Victorian residence. The property blends period charm with modern convenience, offering a stylish yet comfortable living space with breathtaking views



ACCOMMODATION

A welcoming hallway leads to a spacious sitting room which boasts a feature marble fireplace and an impressive bay window that floods the room with natural light. An elegant archway connects this space to the kitchen/dining area, creating an open and sociable atmosphere with far reaching views from a second bay window to the rear. The kitchen is fitted to an exceptional standard, featuring solid granite worktops, a range of Siemens appliances - including a combination microwave oven, warming drawer, fan oven, integrated fridge/freezer, dishwasher, and wine cooler as well as a concealed gas combination boiler.

The property offers three well-appointed bedrooms, each with its own unique charm, with the Victorian-style bathroom to the rear. A separate very useful utility/sun room is accessed via bedroom 2 which is currently being used as a study.

OUTSIDE

Externally, the flat benefits from access to well-maintained communal grounds and ample parking, including a private garage.

SERVICES

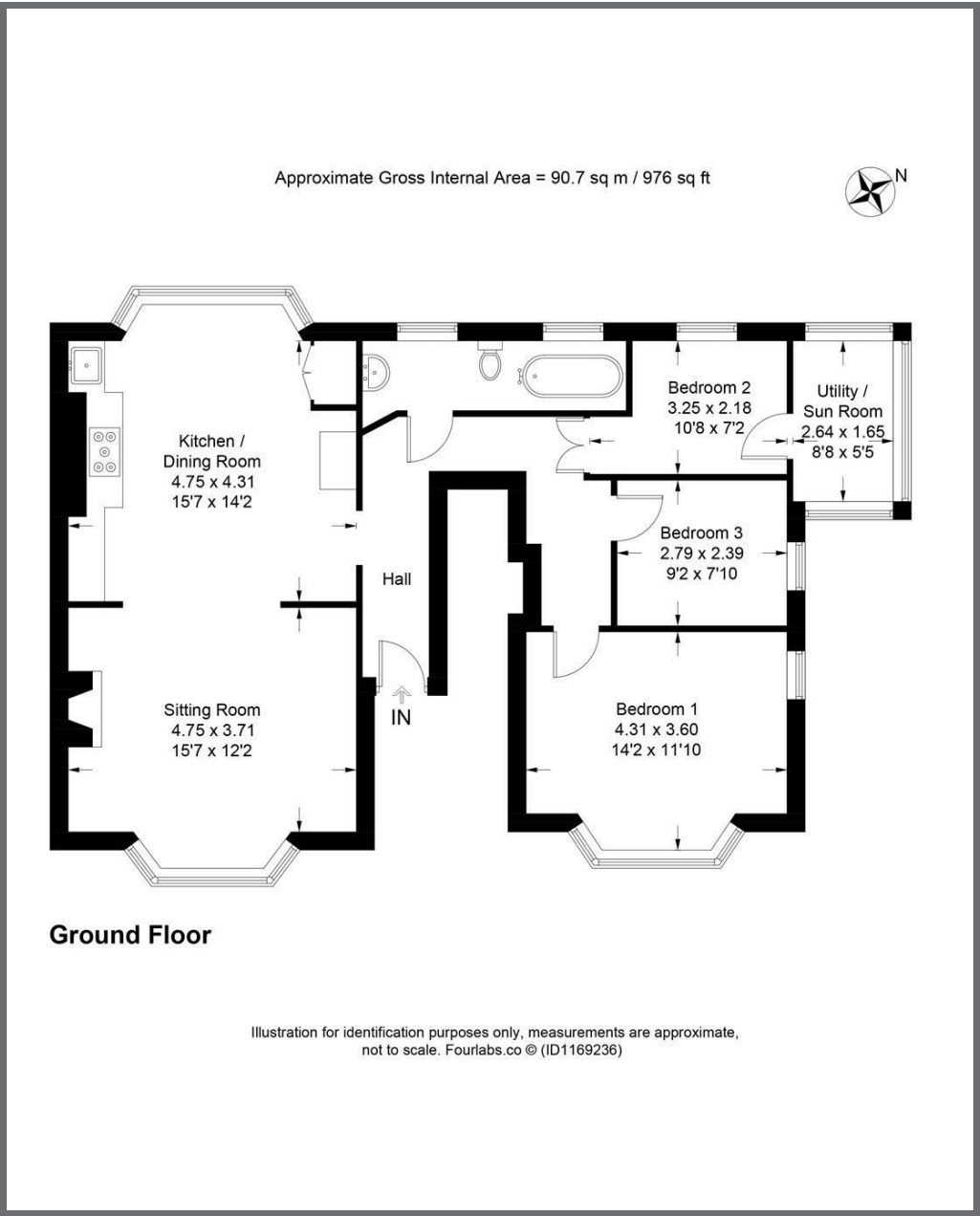
Mains drainage, gas, electricity, water. Gas fired central heating. Ultrafast broadband available (Ofcom), mobile signal likely available (Ofcom). Please note the agents have not inspected or tested the services. Tenure - Leasehold with a three part share of the freehold. There is a maintenance charge of £150 a month with no current management company.

DIRECTIONS

From the centre of Taunton proceed south into Trull Road from Compass Hill, at the mini roundabout continue on Trull Road and number 62 can be found on the right hand side as indicated by the Stags For Sale board



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk
01823 256625