



22 Jellalabad Court





# 22 Jellalabad Court

The Mount, Taunton, Somerset, TA1 3RZ

Walking distance to Taunton Town Centre

Spacious ground floor, two bedroomed apartment close to Taunton town centre in popular residential development

- Former 1800's Military Barracks
- Kitchen/dining room
- Two Bedrooms
- Close to Town Centre
- Leasehold
- Ground Floor Apartment
- Sitting room
- Allocated Parking Space
- Council Tax Band: D

Guide Price £160,000

## SITUATION

The property is situated within this popular residential development a short walking distance from Taunton town centre and within easy reach of all main shops and services, main line railway links and M5 junction.

## DESCRIPTION

This impressive building was originally the officer's married quarters of Jellalabad Barracks, it was converted into apartments in the 1990's. Number 22 is a well presented two bedroomed apartment with easy access to Taunton Town Centre.





## ACCOMMODATION

From the front door is the communal entrance hall with door to apartment leading to hallway with intercom phone, built in cupboard, radiator. There is a spacious sitting room, with feature fire place, radiator, telephone/TV point. The kitchen/dining room has a range of oak fronted fitted wall and base units, stainless steel sink unit, space for oven, integrated fridge, plumbing for washing machine, wall mounted Combi gas boiler and space for dining room table and chairs. The main bedroom is a double with built in wardrobes, radiator and telephone point. Bedroom 2 is a single with radiator and built in wardrobe. The bathroom has a bath with shower over, W.C, wash hand basin, radiator.

## OUTSIDE

There is one allocated parking space, and visitors parking. There are communal gardens on the development.

## SERVICES & TENURE

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom) Mobile signal likely available (Ofcom). Please note the agents have not inspected or tested the services.

The property is sold with the benefit of a 999-year lease which commenced in 1994. The service charge is currently £2,568 per annum, which is paid monthly. There is a ground rent of £20 per annum, which is paid quarterly. No pets allowed. No commercial vehicles allowed in allocated parking spaces.

## 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).

## DIRECTIONS

From Upper High Street proceed into Mary Street and Billetfield turning right signposted The Mount (opposite the multi storey car park) proceed down this road and after short distance the entrance to Jellalabad Court can be found on the right hand side.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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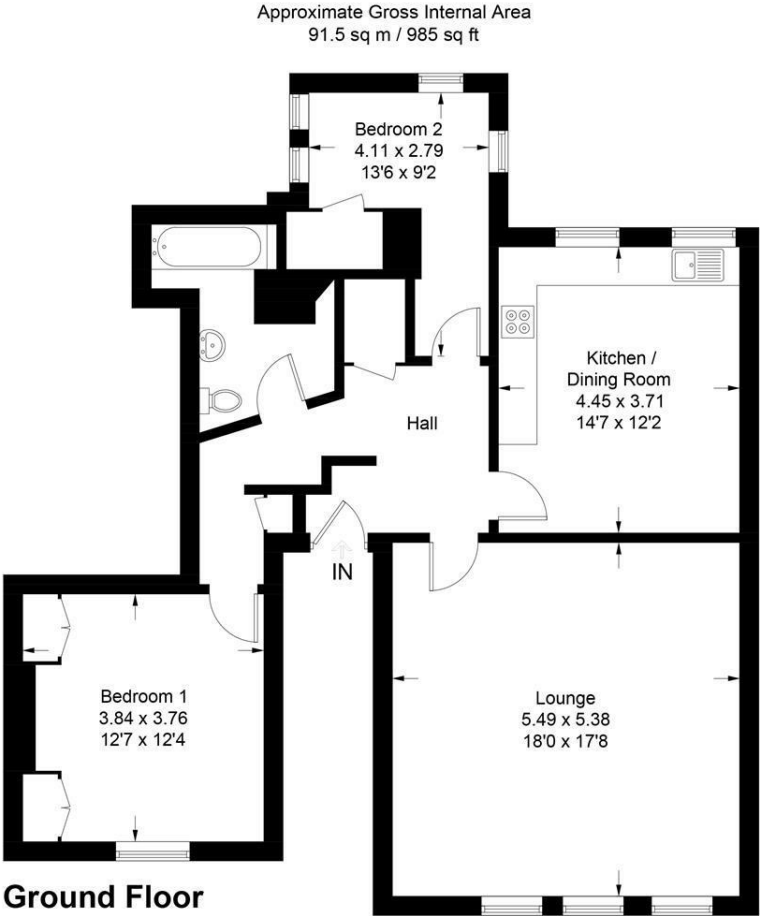


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