



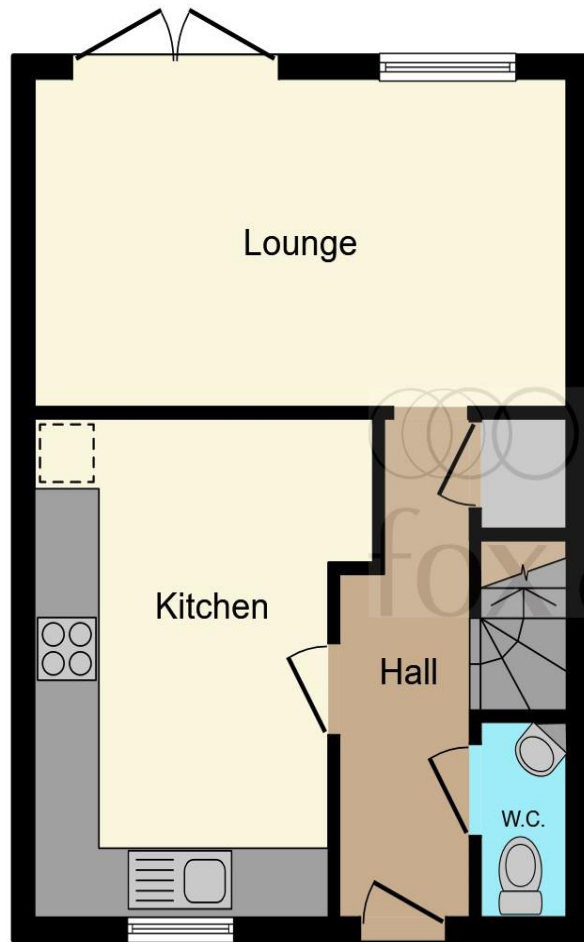
Abbey Court Abbey Close, Taunton TA1 1FA

welcome to

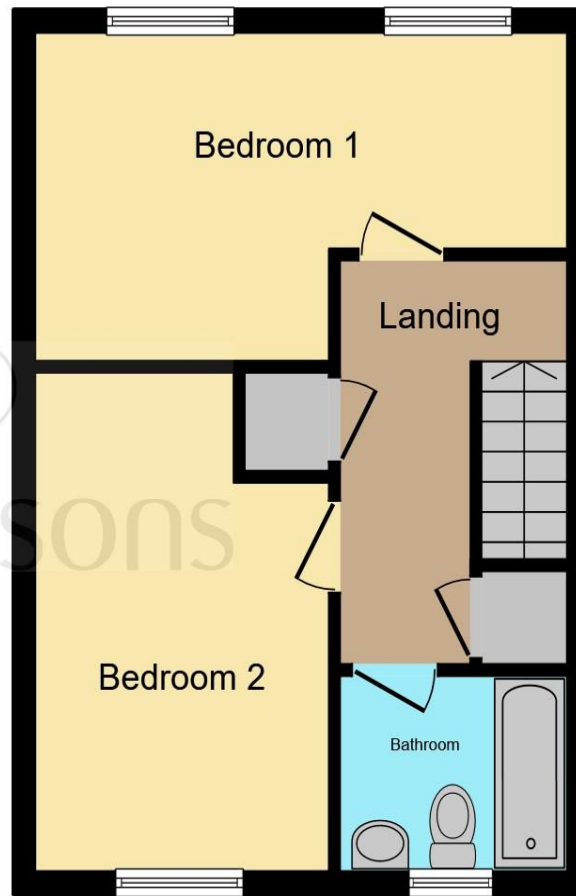
Abbey Court Abbey Close, Taunton

Fox and Sons are delighted to offer to the market this Shared Ownership two-bedroom, end-terrace home with NO ONWARD CHAIN. A high level of interest is anticipated so call our Office to arrange your viewing.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

16' 1" x 9' (4.90m x 2.74m)

Kitchen/Diner

14' 8" Max x 9' 4" Max (4.47m Max x 2.84m Max)

Landing

Bedroom One

16' 7" Max x 9' 9" (5.05m Max x 2.97m)

Bedroom Two

13' 10" Max x 9' 9" Max (4.22m Max x 2.97m Max)

Bathroom

Rear Garden

Parking

Secure parking for one car, this is access with key fobs. There is also a secure bike shed that the property has access to.

Leasehold Information

Lease - approximately 118 years
 Ground Rent - approximately £250 per annum
 Service Charge - approximately £40.63 per annum
 Buildings Insurance - approximately £18

Agents Note

There are restrictions on sub-letting, keeping boats, caravans and mobile homes on site.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Abbey Court Abbey Close, Taunton

- SHARED OWNERSHIP - 50%
- NHBC - 3 Years Remaining
- Two Bedroom End of Terrace
- Kitchen/Diner
- Rear Garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 40.63

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU109128



Property Ref:
TAU109128 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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