

FOR SALE

Guide Price £165,000

Northfeilds Court,



A beautifully presented ground floor apartment, offering 2 bedrooms, open plan sitting/dining/kitchen, a superb shower room, gas central heating and double glazing, communal garden and a single garage, the property is ideally situated for the train station and town alike, and is available with no onward chain, perfect for first time buyers and landlords.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Front door opening to:-

Sitting/Dining Area

c.16'6 x 12'1 (5.02m x 3.68m)

With a double glazed window to the front aspect, radiator, door to the inner hallway, ceiling light and open plan to the:-

Kitchen Area

c.8'9 x 6'4 (2.66m x 1.92m)

With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and draws, with working surfaces incorporating a 1 & 1/4 bowl single drainer sink unit, built in electric oven and 4 ring hob with extractor cooker hood over, wall mounted gas boiler for the hot water and central heating, space and plumbing for a washing machine, radiator, tiling to splash prone areas, ceiling light.



Inner Hallway

With a radiator, ceiling light and doors to :-

Bedroom 1

c.10'1 x 9'8 (3.07m x 2.94m)

With a double glazed window to the front aspect, radiator, ceiling light.

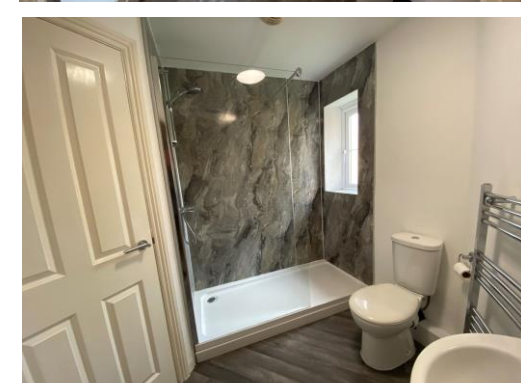
Bedroom 2

c.10'6 x 8'2 (3.20m x 2.48m)

With a double glazed window to the rear aspect, radiator and ceiling light.

Shower Room

With a double glazed window to the rear aspect, a suit comprising of a shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, shaver socket, built in storage shelved cupboard ceiling light.



OUTSIDE

There is a communal garden/bike store, garden store and a single garage with up and over door.

Construction: - Rendered Brick under a tiled roof.

Council Tax Band: - B

Primary School Catchment: - North Town Primary School

Secondary School Catchment: - Taunton Academy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	78	78
(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	



Ground Floor

For illustration only.
 Decoration, fixtures & fittings do not represent the current state of the property.
 Dimensions are approximate & not to scale.
 No responsibility is taken for any errors or omissions.

Directions

From TRG Lawrence and son office proceed up Wood Street, turn left at the end then right into Pollards Way and right again into Northfield Court, the property is on the right.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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