

FOR SALE

Guide Price £95,000

Beech Court,



A first floor retirement apartment for the over 55's, situated ideal for town centre offering 2 bedrooms, sitting room, kitchen, shower room, double glazing and electric heating, there are communal gardens and parking, the property is available with no onward chain and is presented in good decorative order throughout.

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.

First Floor

Accommodation

Front door opening to:-

Entrance Hall

With ceiling light and doors to:-

Sitting Room

c.14'7 x 11'2 (4.44m x 3.40m)

With double glazed patio doors to a Juliet balcony, a decorative fire surround, night storage heater, television point, 2 ceiling lights, door to:-

Kitchen

c.8'11 x 6'6 (2.71m x 1.98m)

With fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit, space and point for electric cooker, tiling to splash prone areas, extractor fan, ceiling light.



Bedroom 1
 c.12'7 x 9'8 (3.83m x 2.94m)
 With a double glazed window, built-in wardrobe, ceiling light.



Bedroom 2
 c.11'8 x 5'4 (3.55m x 1.62m)
 With a double glazed window and ceiling light.



Shower Room
 With a suite comprising a fully tiled shower cubicle, vanity wash hand basin with storage under, close coupled WC, extractor fan, ceiling light.

OUTSIDE

There communal gardens and communal parking.

Within Beech Court residents have the use of 3 guest suites (subject to charges) a communal laundry facility, residents lounge conservatory and kitchen. There is also the benefit of peace of mind with a resident manager and 24 hour care line if required.



Council Tax Band: - C

Construction: - Brick under a tiled roof.

Tenure: Leasehold 66 years remaining

Ground Rent :- £150.00 per annum

Service Charge :- £4,747.00 per annum paid per month.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		76	82
(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		



Directions

Head out of town along Corporation Street, turn right At the roundabout towards the bus station and the property will be found on the right hand side.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

