

FOR SALE

Guide Price £135,000

Seville Court,



A 2 bedroom ground floor apartment available with no onward chain, situated in a much sought-after location within a short distance to the Hospital, offering a sitting/dining room, kitchen, bathroom, gas central heating, double glazing, communal gardens.

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 communal

Front door to the communal entrance hall with door to:-

Entrance Lobby

With radiator, ceiling light,:-

Sitting/Dining Room

c.17'11 x 11'6 max (5.46m x 3.50m)

With double glazed patio doors to the front aspect, 2 radiators, 2 ceiling lights, door to:-

Kitchen

c.8'7 x 7'9 (2.61m x 2.36m)

With a double glazed window to the front aspect 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, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, space and point for an electric cooker, space and plumbing for a washing machine, ceiling light.



FIRST FLOOR

Bedroom 1

c.12'1 max x 9'10 (3.68m x 2.99m)

With a double glazed window to the front aspect, radiator, built-in wardrobe, ceiling light.

Bedroom 2

c.9'10 x 7'11 (2.99m x 2.41m)

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

Bathroom

With a double glazed window to the side aspect, a suite comprising of a bath with an electric shower over, pedestal wash hand basin, close coupled WC, heated towel rail, tiling to splash prone areas, ceiling light.

Outside

There are communal garden.

Council Tax Band: - B

Construction: - Brick under a tiled roof.

Utilities: - Mains electric, gas, water and drainage.

Flood Risk: - Surface high, river and sea high.

Primary School Catchment: - Bishop Henderson School.

Secondary School Catchment: - Castle School.

The lease was 999 years from January 1978 and the ground rent and maintenance is approx. £80.00 a month.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	75	77
(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 Taunton on the Trull road, at the roundabout turn right into Galmington Road, then left into Collage Way, turn right into Pitts Close, right again into Burchs Close, Seville Court will be found on your 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.

