





### 3 Beech Court, Tower Street, Taunton, TA1 4BH

Approximate Area = 610 sq ft / 56.6 sq m  
For identification only - Not to scale



GROUND FLOOR

### Features

- Entrance Hall
- Living Room with door to Juliet balcony
- Kitchen
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- Further Bedroom
- Bathroom
- Communal gardens
- Electric storage heaters
- Double glazing
- Lease term 99 years from 1989, 63 years remaining
- Current ground rent £150 pa
- Current service charge £4469.62 pa
- Council tax band C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Robert Cooney, REF: 1268718

In this popular over 55's development conveniently situated within an easy level walk to the town centre is this well presented ground floor 2 bedroomed apartment with 2 bathrooms, use of communal gardens, laundry facility, 2 guest suites (subject to charges) and residents' lounge, conservatory and kitchen. No onward chain.



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton, Somerset TA1 4AW

Telephone: 01823 230230

E-mail: [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website: [robertcooney.co.uk](http://robertcooney.co.uk)

**robert  
cooney**

For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.