



The Mount | | Taunton | TA1 3RX

Offers Over £200,000



WILSONS

ESTATE AGENTS

Just a little over 400 yards away, the town of Taunton provides all the amenities you need for everyday living. You'll also find Vivary Park within close proximity, where you can relish the beautiful gardens, serene duck ponds, and a golf course. Vivary Park is also host to various events, including the renowned flower show.

This is a fantastic opportunity to acquire a delightful two-bedroom Georgian apartment located conveniently near Taunton Town Centre. The Mount offers private parking and is nestled among lush green spaces and communal gardens, all visible through the apartment's generous sash windows.

Upon entering the property, you'll be greeted by a spacious hallway with high ceilings that enhance the sense of light and airiness. To your left, you'll find the bathroom, which features both a bath and a shower. On the right, the bright and roomy living and dining area boasts a large sash window that fills the space with natural light over looking the beautiful communal gardens.

Double doors lead you into a welcoming kitchen, which offers ample worktop space and storage, along with enough room for a kitchen table situated by another sizable sash window. At the back of the apartment, there's a double bedroom with two large windows, accompanied by a second bedroom that also benefits from plenty of natural light.

- A beautiful Georgian building
- Landscaped communal gardens
- 2 bedrooms
- Sash windows
- Gas heating
- Less than 400 yards to the town centre
- Allocated parking space and visitors parking
- Bathroom with a shower over
- Generous lounge/dining room
- No onward chain





Lounge

19'6" x 11'1" (5.95m x 3.39m)

This delightful lounge is spacious and welcoming, offering plenty of room for relaxation and dining. Light floods through a large sash window, illuminating the neutral decor and the charming architectural details such as cornicing and an arched alcove. The room comfortably accommodates a seating area and a dining table, making it perfect for both quiet evenings and entertaining guests. The lounge connects seamlessly to the kitchen via a wide doorway, enhancing the flow of the space.

Kitchen

16'9" x 8'0" (5.11m x 2.44m)

The kitchen is generously sized with a traditional layout, featuring wooden cabinetry and tiled splashbacks that lend a warm, homey feel. A large sash window provides natural light and offers pleasant views to the outside garden.

Bedroom 1

13'8" x 8'7" (4.16m x 2.61m)

A comfortably proportioned bedroom featuring a double bed with storage drawers beneath, complemented by a mixture of wooden furniture including a wardrobe and bedside cabinets. The room enjoys natural light through a well-sized window, with light-toned walls and carpets enhancing the sense of space. The simple, homely style creates a restful environment, ideal for a peaceful night's sleep.

Bedroom 2

8'10" x 8'7" (2.70m x 2.62m)

This bedroom offers a cosy space with ample room for a bed and essential furnishings. A window allows natural light to filter in, brightening the room and providing garden views. The understated decor and neutral carpet make it easy to personalise to your taste.

Bathroom

7'4" x 5'8" (2.23m x 1.73m)

The bathroom features a classic suite with a bath and shower screen, toilet, and wash basin. The walls are tiled in a patterned design that adds subtle character, while the floor is fitted with a soft rug for comfort. A wicker cabinet offers storage for toiletries, contributing to the room's neat and practical feel.

Rear Garden

This well-maintained outdoor space offers a delightful garden area with a neatly trimmed lawn bordered by mature shrubs and plants, providing a private and peaceful environment. There is a paved pathway running alongside the garden, and a charming seating area tucked amongst the greenery, perfect for enjoying a quiet moment or entertaining in warmer weather. The garden's leafy surroundings create a tranquil escape right on your doorstep.

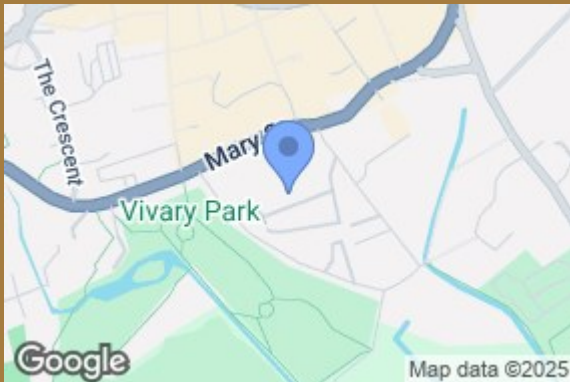
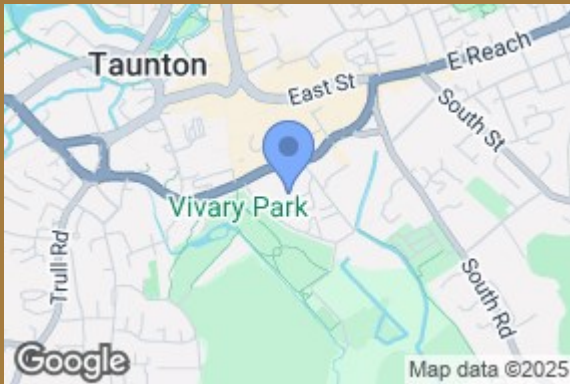
Tenure

Lease remaining is 972 years

lease commenced from the 1st January 1999

Annual ground rent £1

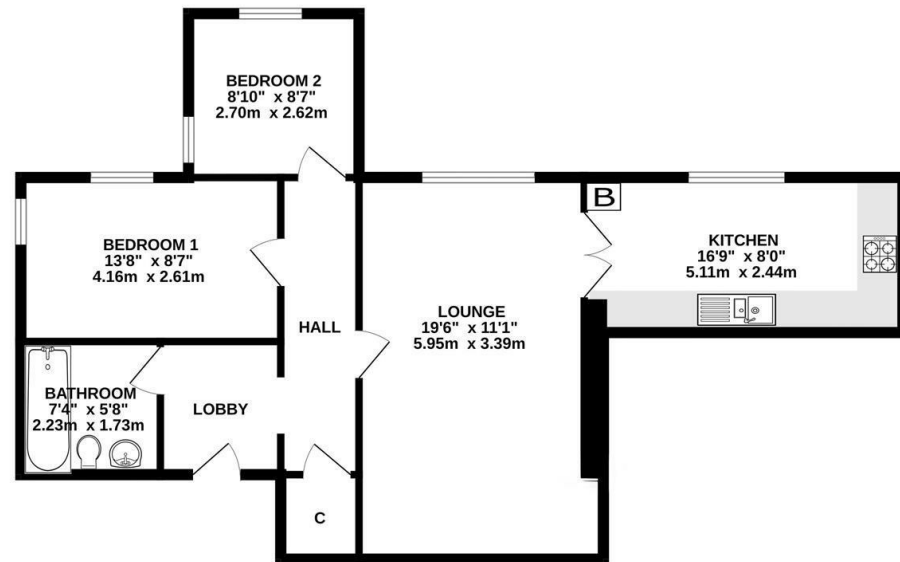
Annual service charges £1560,00



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band D EPC Rating D

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