



## 3 Eastleigh Gardens, Eastleigh Road

Leasehold

Two double bedrooms • Spacious open plan lounge and kitchen • Second (top) floor apartment • Brand new carpets • Allocated space in off road car park • Walking distance to Taunton town centre • Gas central heating





**ACCOMODATION COMPRISES:**

Communal entrance hall with telephone entry system and stairs rising to the second floor, inner hall, two double bedrooms, a bathroom with shower over the bath and a spacious open plan kitchen / living / dining area.

**APPLIANCES INCLUDED:**

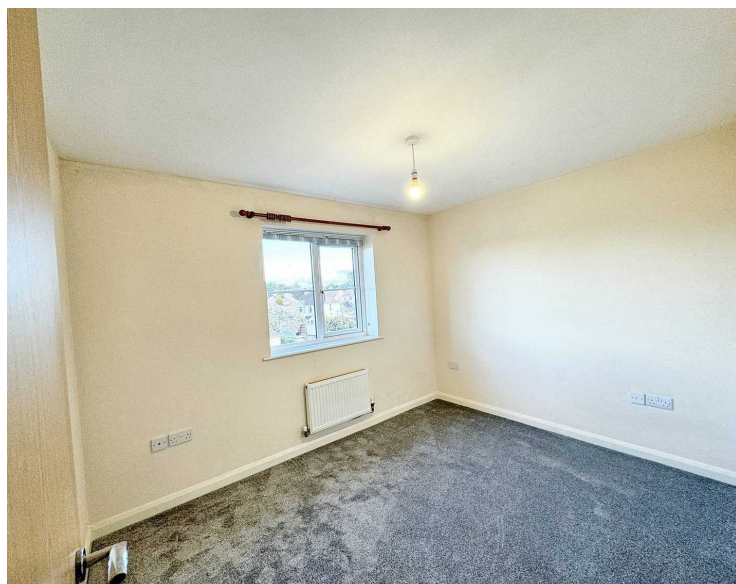
Gas central heating, gas hob, single electric oven, extractor fan, space for a washing machine and fridge/freezer.

**OUTSIDE SPACE:**

There are communal gardens surrounding the property with a bike store, an area for drying clothes and allocated parking for one vehicle in a private car park.

**WHAT WE LOVE:**

The carpets! Who doesn't love the smell and feel of brand new carpets? Situated on the top floor, as 1 of only 3 apartments in the block, this is a surprisingly quiet location and the apartment is absolutely flooded with natural light. It's a convenient spot for anyone wanting to be close enough to walk into Taunton town centre but suitable for commuters too with easy access to the M5 or nearby train station.







### YOUR PERFECT HOME IF...

You are looking for a quiet and private living space, flooded with natural light, situated just a short walk from Taunton town centre with the convenience of having shops, restaurants, and local amenities right on your doorstep, while still being tucked away from the hustle and bustle.

Ideally suited to a single professional occupier or couple, this top floor apartment is perfect for those looking for a low-maintenance, stylish home near the heart of Taunton with the benefit of private parking.

### THINGS TO NOTE:

- A holding deposit equal to one week's rent will be payable upon application
- Tenancy term to be offered is 12 months
- Ideally suited to a single professional, this home is not suited to pets or children
- Applicants must evidence a combined income of £31,500 per annum, to qualify to rent this home
- Services included - gas, electric, water and drainage
- Gas central heating, uPVC double glazing.
- *///exam.define.laying*
- Broadband coverage - standard, superfast, ultrafast
- Phone coverage - should be checked via [www.ofcom.org.uk](http://www.ofcom.org.uk)
- Strictly no pets, smoking or vaping allowed. Operating a business or registering a business at this property is not permitted

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



## SECOND FLOOR



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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