FOR SALE

Guide Price £190,000

Magdalene Court,



A generous 829 sq ft 2-bed apartment in central Taunton`s sought-after Magdalene Court. Features a bright sitting/dining room, fitted kitchen, two double bedrooms (one en-suite), shower room & allocated parking. Easy access to Taunton & Musgrove Park. Ideal for commuters or investors.

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.

A well-proportioned two bedroom residence ideally situated in the heart of Taunton town centre, offering approximately 829 sq. ft. (77 sq. m) of versatile living space.

Positioned within the sought-after Magdalene Court development, this purpose-built modern residence combines generous room dimensions with an unbeatable central location. Built around the turn of the millennium, the property offers a bright, practical layout suited to first-time buyers, downsizers, or buy-to-let investors seeking strong town-centre rental appeal.

Spanning approximately 829 sq. ft. (77 sq. m), providing noticeably larger living accommodation than many comparable two-bedroom town centre properties.
A welcoming sitting and dining area with ample space for relaxing and entertaining, complemented by a well-appointed fitted kitchen.
Two well-sized bedrooms 1 being en-suite served by a modern bathroom suite, and there is a family shower room with1 allocated parking space.

Holds an EPC rating of C (score 74), ensuring manageable running costs.
Magdalene Court is tucked just off Magdalene Street, placing Taunton's vibrant high street, independent boutiques, cafes, and restaurants right on your doorstep.











A short stroll from the picturesque Vivary Park and the River Tone walkways.

Conveniently located for Musgrove Park Hospital, Somerset County Cricket Ground, and Taunton Railway Station, which provides direct mainline links to Bristol, Exeter, and London Paddington. Easy road access to the M5 (Junction 25).

Sitting /Dining Room c.19'7 x 12'7 (5.96m x 3.83m)

Kitchen c.11'8 x 7'3 (3.55m x 2.20m)

Bedroom 1 c.17'3 into recess x 11'4 (5.25m x 3.45m)

Bedroom 2 c.10'5 x 9'6 (3.17m x 2.89m)

Construction: - Brick under a tiled roof with double glazing.

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

Flood Risk: - Surface very low, river and sea very low.

Council Tax Band: - D

Primary School Catchment: - St James Primary School.

Secondary School Catchment: - Bishop Fox's School.

Shared Freehold, the owner will own a 20th of the freehold with a monthly service charge of c. £200.00 a month, there are 99 years on the lease agreement from January 2027.











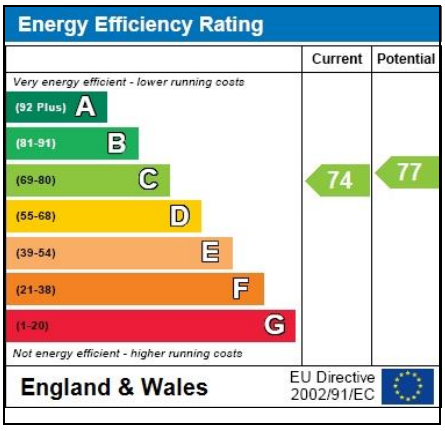

GROUND FLOOR



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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Directions

Walking, from TRG Lawrence & son walk towards the River Tone and the town centre, cross the River Tone. Continue straight over the bridge, continue onto North Street keep walking straight past the shops towards the central parade, turn left into Hammet Street and continue into Magdalene Street by St Mary Magdalene Church.

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.
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