

for sale

offers in excess of **£110,000**



East Reach Taunton TA1 3EN

An **EXCITING OPPORTUNITY** to acquire a **TWO DOUBLE BEDROOM** first-floor apartment in **TOWN CENTRE** with secure **ALLOCATED PARKING**. Offered to the market with **NO ONWARD CHAIN**. Viewing is highly recommended!



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Front Door

Leading to...

Lounge

Spacious and characterful lounge offering ample room for both seating and dining areas, with a large front-facing window providing plenty of natural light. The room features a focal-point gas fireplace with decorative surround, laminate wood-effect flooring and a radiator, creating a comfortable and versatile living space.

Kitchen

Modern galley-style kitchen fitted with a range of contemporary

white shaker-style wall and base units with complementary worktops and panelled splashbacks. There is an inset 1.5 bowl stainless steel sink with drainer, built-in electric oven with four-ring gas hob and extractor above, plus space and plumbing for further appliances including washing machine and fridge/freezer. The room is finished with tiled-effect flooring, exposed ceiling beam detail and a window to the rear providing natural light.

Bedroom One

Generously proportioned double bedroom with ample space for a king-size bed and additional wardrobes or drawers. The room features characterful exposed ceiling beams, a window to the back providing natural light, and is finished with fitted carpet. A radiator provides heating, creating a comfortable and inviting principal bedroom.



Bedroom Two

Spacious double bedroom with ample room for a double bed and additional furniture, featuring a front-facing window allowing good natural light. The room is finished in neutral décor with fitted carpet and benefits from a radiator for comfort.

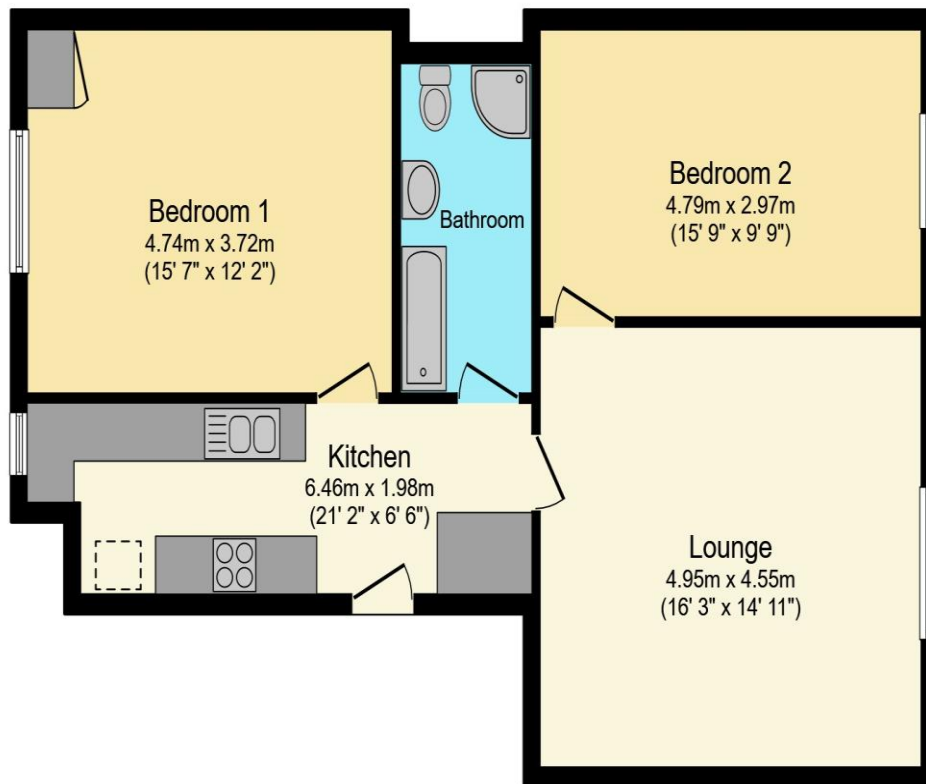
Bathroom

Bathroom fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level WC, together with a separate shower enclosure. The room features part tiled walls, wood-effect flooring, exposed ceiling beam detail, wall-mounted mirror and storage, plus a radiator providing additional warmth and comfort.

Parking

Parking is accessed via the gated archway/tunnel beneath the building, leading through to a private courtyard area with allocated off-road parking to the rear.





Total floor area 74.1 m² (798 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN310791 - 0004

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN310791

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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