

for sale

£190,000



Cunningham Court Taunton TA1 1AR

An **EXCITING OPPORTUNITY** to acquire this well-presented **TWO DOUBLE BEDROOM** second-floor apartment, ideally situated close to Taunton **TOWN CENTRE** and **Immediate access** to the **TRAIN STATION**. Benefiting from **ALLOCATED OFF-ROAD PARKING**, early viewing is highly recommended!



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Front Door

Leading into...

Entrance Hall

The welcoming and spacious entrance hall provides an excellent introduction to the property, with a useful utility cupboard housing the boiler and doors leading to...

Kitchen/Lounge

The open-plan kitchen/lounge is a bright and spacious living area, ideal for both relaxing and dining. The lounge benefits from a large window and door opening onto a south-facing Juliet balcony, allowing plenty of natural light to flood the room and

creating an airy feel, whilst a radiator provides comfort.

The kitchen area is fitted with a range of wall and base units with worktops over, inset sink and drainer, oven and gas hob, together with space for freestanding appliances. Offering a practical layout and excellent living space, this room is perfectly suited to modern day living.

Bedroom 1

The main bedroom is a well-presented double room, benefiting from a large window allowing natural light, radiator and fitted carpet. Nicely proportioned, the room provides a comfortable and inviting space.

En-Suite



The en suite is fitted with a modern suite comprising a shower cubicle, wc and wash hand basin. Neatly presented and finished with tiled surrounds, the room also benefits from a heated towel rail, providing a practical addition to the main bedroom.

Bedroom 2

Another well-presented double bedroom, benefiting from a large window allowing natural light, radiator and fitted carpet. Nicely proportioned, the room offers a comfortable and versatile space, ideal for guests, family living or use as a home office if required.

Bathroom

The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wc and wash hand basin. Neatly presented and finished with tiled surrounds.

Parking

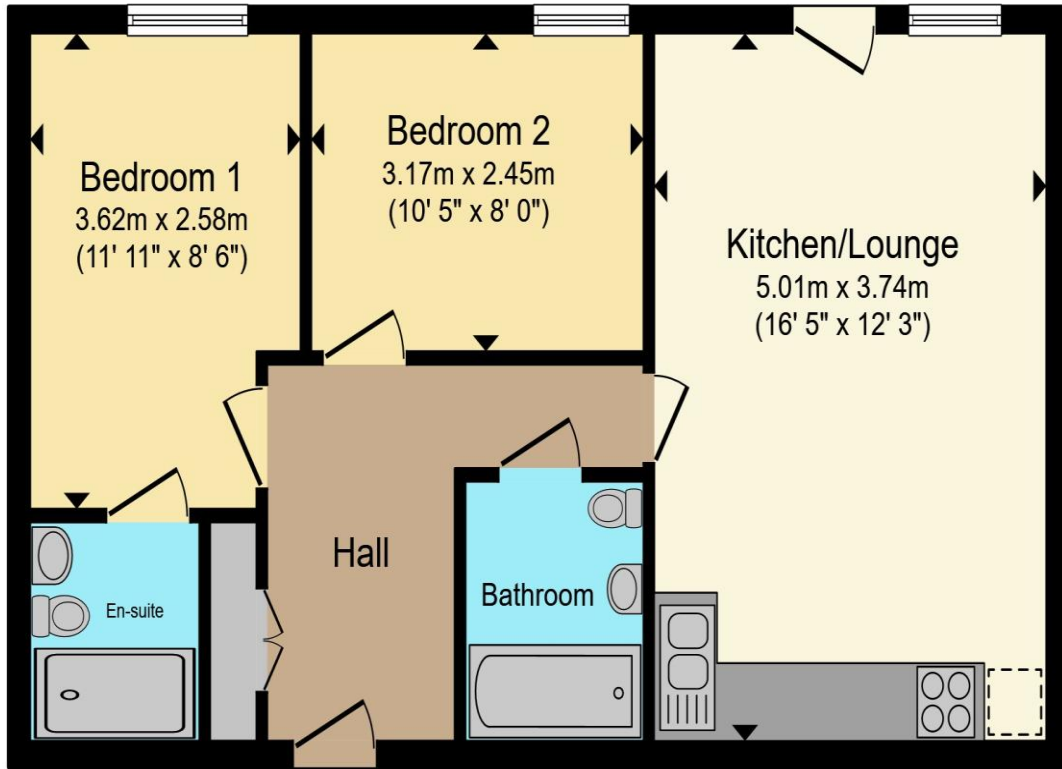
The property further benefits from one allocated off-road parking space.

Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





Total floor area 52.8 m² (568 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: TTN313528 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1731.05

Ground Rent: 250.00

view this property online connells.co.uk/Property/TTN313528

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require 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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