



## SCHOOL ROAD

Monkton Heathfield, Taunton, TA2 8PB

**Price £129,950**

**Tamlyns**

## PROPERTY DESCRIPTION

Two double bedroom top floor flat in need of modernisation, situated in the popular village of Monkton Heathfield just on the outskirts of the Somerset County of Taunton.

The property briefly comprises of Entrance Hall, Lounge, Kitchen / Dining Room, Utility area, 2 Double bedrooms, Shower Room.

Outside there are communal gardens and allocated parking space.

### Situation

\* Top Floor Flat \* 2 Double Bedrooms \* Lounge \* Shower Room \* Kitchen / Diner \* Utility Area  
\* Communal Gardens \* Allocated Parking \* No Onward Chain

### Local Authority

Somerset Council Tax Band: A  
Tenure: Leasehold  
EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

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## Accommodation

All measurements are approximate

## Communal Entrance

Main door in to entrance and stairs to the Top Floor

## Entrance

Front door into entrance hall.

## Hallway

Radiator, 2 x storage cupboards, doors to

## Lounge

17'8 x 10'7 (5.38m x 3.23m)

Double glazed window to the front, radiator, opening in to

## Kitchen / Dining Room

14'6 x 8'2 (4.42m x 2.49m)

Double glazed window to the side, range of base units, space for cooker, space for tumble dryer, space for fridge / freezer, opening to utility to area.

## Utility

8'2 x 3'7 (2.49m x 1.09m)

Space and plumbing for washing machine, wall mounted combi boiler

## Bedroom 1

12'3 x 9'3 (3.73m x 2.82m)

Double glazed window to the side, wardrobes.

## Bedroom 2

11'8 x 10'7 (3.56m x 3.23m)

Double glazed window to side.

## Shower Room

6'5 x 5'5 (1.96m x 1.65m)

Obscure double glazed window to the side, low level w/c, pedestal wash hand basin, radiator, enclosed shower cubicle.

## Outside

Communal gardens with drying area.

## Allocated Parking

Allocated parking to the rear of the building.

## Tenure

Lease 125 from 1995 Ground rent from £10 per annum and service charge £215.00 approx per annum.

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- No water meter .
- Gas central heating.
- Main sewage.
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

## PROPERTY DESCRIPTION

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







# PLAN



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>74</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

