

for sale

£130,000



## Gatehouse Court Taunton TA1 1RX

First-floor flat available with tenants in situ, ideally positioned for easy access to Taunton town centre. The property offers two double bedrooms and a spacious open-plan kitchen/dining and living area flooded with natural light. Further benefits include a long lease with over 900 years remaining.



# Gatehouse Court Taunton TA1 1RX

## Communal Entrance Hall

A spacious communal entrance with stairs rising to the first and second floors.

## Entrance To Flat

Telephone entry point.

## Kitchen/Dining/Living

A light triple aspect room with fitted kitchen having electric hob, electric oven and space for low level fridge.

## Bedroom One

Double glazed window and under floor heating.

## Bedroom Two

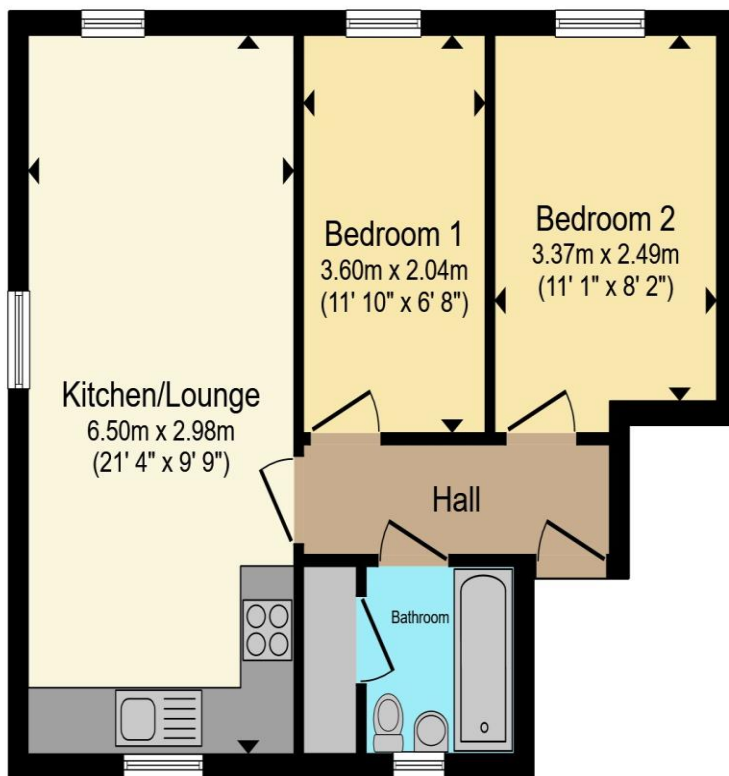
Double glazed window and under floor heating.

## Bathroom

Double glazed window, wash basin, WC, bath with shower over and mixer tap, extractor fan and cupboard with plumbing for washing machine.







Total floor area 44.4 m<sup>2</sup> (478 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](http://www.propertybox.io)



### directions to this property:

From the centre of Taunton head to the top of East Reach taking the first left onto Tancred Street where the property will be identified on the right hand side.

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313364 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 850.00

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2006. 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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