

for sale

offers in excess of **£110,000**



East Reach Taunton TA1 3EN

An **EXCITING OPPORTUNITY** to acquire a **TWO DOUBLE BEDROOM** second-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...

Entrance Hall

Living Room

A bright and generously proportioned front-facing lounge, offering a fantastic living space with plenty of room for both seating and additional furnishings. The room benefits from a large window to the front elevation, allowing in excellent natural light, and is finished with neutral décor and wooden effect flooring. A comfortable and versatile space, ideal for relaxing or entertaining.

Kitchen

A spacious and characterful kitchen, thoughtfully laid out with an extensive range of base and wall units in a warm wood finish, complemented by sleek contrasting worktops and a stylish white metro-tiled splashback. The kitchen is well-equipped with a built-in oven, four-ring gas hob and stainless-steel extractor hood, along with an inset sink and drainer, plus space for freestanding appliances. The room also benefits from an integrated storage cupboard housing the boiler, helping to keep the space neat and practical.

Bedroom One

A well-proportioned bedroom, offering a bright and comfortable space with ample room for a double bed and additional furniture. Finished in neutral décor, the room benefits from a front-facing window providing natural light, along with a radiator for year-



round comfort

Bedroom Two

Another double bedroom, featuring charming exposed beams that add character to the room. Finished in neutral décor with carpeted flooring, the bedroom benefits from a good-sized window providing natural light and a radiator for year-round comfort.

Shower Room

shower room, fitted with a corner shower enclosure with electric shower, low-level WC and pedestal wash hand basin with mixer tap.

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 68.2 m² (734 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: TTN313377 - 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/TTN313377



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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