

Seville Court | Burchs Close | Taunton | TA1 4TR

£137,000

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Nestled in the charming area of Burchs Close, Galmington, Taunton, this delightful flat offers a perfect blend of comfort and convenience. Spanning approximately 560 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a cosy retreat.

The flat boasts a welcoming reception room, providing a lovely space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. The bathroom is functional and well-maintained, catering to all your daily needs.

Constructed in the 1970s, this property reflects a classic style while offering the potential for modern updates to suit your personal taste. Its location in Taunton ensures easy access to local amenities, including shops, schools, and parks, making it a practical choice for everyday living.

Whether you are looking to invest in your first home or seeking a rental opportunity, this first floor flat in Burchs Close presents a wonderful option. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own. No onward chain.

Entrance Hall

The entrance hall provides a welcoming passage into the home with light wood-effect flooring and neutral walls. It leads easily into the main lounge/dining room, bathroom, and kitchen, making it a practical central point within the layout.

Lounge/Dining Room

17'11 11'6 (5.46m 3.51m)

This bright and spacious lounge/dining room offers a generous area for relaxing and entertaining. It features a large sliding door that opens onto a balcony, allowing natural light to flood the space and providing views over the surrounding greenery. The room is finished with light wood-effect flooring and neutral walls, creating a fresh and welcoming atmosphere. Access to the kitchen and bedrooms is conveniently located from here, making it the heart of the home.

Kitchen

8'6 8'3 (2.59m 2.51m)

The kitchen is neatly arranged in an efficient layout with red countertops providing a bold contrast against cream cabinetry. There is a window above the sink offering plenty of daylight and outlook to the outside. Modern amenities include an integrated oven and hob with an extractor hood above, while the wood-effect flooring complements the lounge/dining room, tying the spaces together.

Bedroom 1

12'8 10'0 (3.86m 3.05m)

Bedroom 1 is a comfortable double room featuring built-in wardrobes with wooden doors, offering good storage space. The room has a large window that fills the space with natural light and overlooks the leafy surroundings. The neutral decor and wood-effect flooring create a calm and inviting environment.







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Bedroom 2

10'0 7'9 (3.05m 2.36m)

Bedroom 2 is a well-proportioned room with ample built-in wardrobe space featuring light wooden doors. It benefits from a door leading out to a private balcony, providing an additional outdoor area to enjoy fresh air and views. The room is finished with light wood flooring and neutral walls, maintaining the property's bright and airy feel.

Bathroom

6'4 5'9 (1.93m 1.75m)

The bathroom features a classic white suite comprising a bathtub with an overhead shower, a pedestal sink, and a toilet. The walls are tiled in white for a clean, fresh look, and a window allows daylight to enter, adding to the sense of space and brightness. The layout is practical and straightforward, suitable for everyday use.

Front Exterior

The building exterior is a low-rise brick construction with multiple balconies and large windows. It is set within well-maintained communal grounds with paths and green lawns, creating a pleasant environment around the property.

Disclaimer

Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non- refundable payment and cannot be returned

Material Information

Part A
C tax: B
Tenure: Leasehold 999 years (951 remaining)
Part B Material Info

Water: Mains
Heating: Gas
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage:
https://checker.ofcom.org.uk/

Parking: Street parking - no permit required
Construction: brick with tiled roof

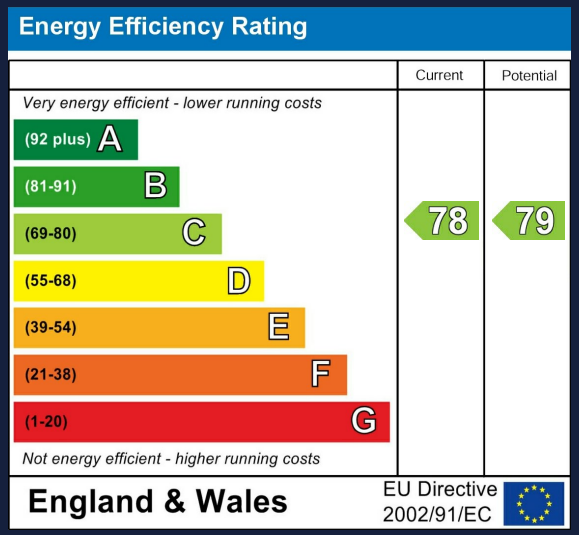
Part C
Flood & erosion risk https://www.gov.uk/check-long-term-flood-risk

Planning N/A
Building safety N/A
Restrictions N/A
Rights and easements N/A
Accessibility & adaptations N/A
Coal field & mining N/A

Service charges circa £1,040 a year (includes ground rent)









All measurements are approximate (in some cases maximum into recesses).
Not to scale. Illustrative purposes only.

- 2 bedroom first floor apartment
- Ideal for first-time buyers
- No chain
- Flat in Taunton
- Built in the 1970s
- 560 sq ft living space
- Street parking - no permit required
- Pets allowed (subject to management application)
- 1 modern bathroom
- Spacious reception room

Council Tax Band **B**

EPC Rating **C**

SCAN ME