

for sale

offers in the region of **£145,000**



356a Cheddon Road Taunton TA2 7QP

This SURPRISINGLY SPACIOUS ground floor apartment has been beautifully appointed throughout and has the most delightful, **HOMELY FEEL**, that simply must be seen to be truly appreciated. Benefits include gas central heating, full **DOUBLE GLAZING** and off-road communal parking. **NO CHAIN.**



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Front Door

Leading to...

Entrance Hall

Intercom. Built-in cupboard.

Lounge / Diner

Double glazed front aspect window with double glazed sliding doors opening onto the patio. Feature fireplace.

Kitchen

Double glazed rear aspect window. The kitchen itself is equipped

with a comprehensive range of wall and base-mounted units with rolltop work surfaces including a sink and drainer with mixer tap, integrated electric oven with gas hob and cookerhood over. Wall-mounted combination boiler. Recesses include plumbing for an automatic washing machine. Heated towel rail and various downlighters.

Main Bedroom

Double glazed front aspect window. Recessed wardrobe. Overhead built-in storage.

Bedroom Two

Double glazed side aspect window.



Shower Room

Suite comprising low-level WC, shower cubicle with integral shower. Wash hand basin with mixer tap and vanity cupboard. Heated towel rail.

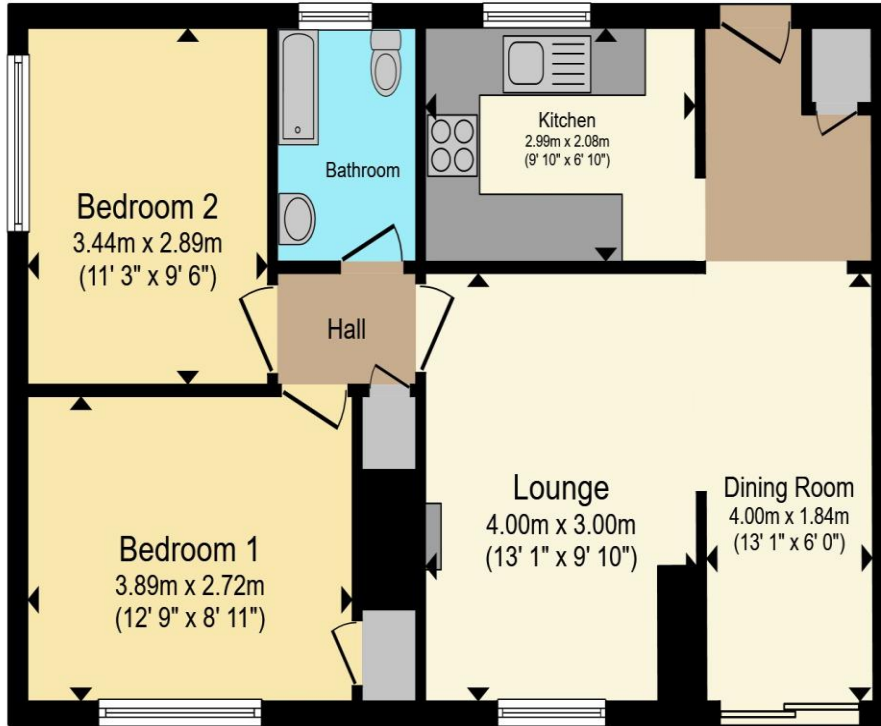
Outside

Accessed from the lounge/diner, the property has its own small front garden laid to patio and there is also a generous communal lawned area. In addition, the property benefits from an allocated brick-built storage shed.

Parking

Off-road communal parking is offered to the rear of the property.





Floor Plan

Total floor area 55.9 m² (601 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

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To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313467 - 0008

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 567.17

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN313467

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold backs.

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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