

FOR SALE

Guide Price £80,000

Dellers Court, Dellers Wharf, Taunton



A lovely ground floor apartment for the over 55`s, beautifully presented, boasting a sitting/dining room, kitchen, bedroom, shower room, double glazing, electric heating, allocated parking, there is also visitors accommodation and parking, laundry room and utility, the property also enjoys its own outside patio area alongside the river.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Front door opening to:-

Entrance Lobby

With laminate floor, built-in walk in storage cupboard, ceiling light, doors to :-

Sitting/Dining Room

c.19'9 x 10'8 (6.01m x 3.25m)

With a double glazed window and patio door giving access to the patio area with views over the river, television point, electric wall heater, 2 wall lights, door to:-

Kitchen

c.8'5 x 7'7 (2.56m x 2.31m)

With a double glazed window to the rear aspect enjoying views over the river, with fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit with mixer tap, built-in electric oven and 4 ring hob with extractor cooker hood over, electric panel heater, extractor fan, ceiling light.

Bedroom

c.14' x 9'3 (4.26m x 2.81m)

With a double glazed window to the rear aspect enjoying views over the river, electric wall mounted panel heater, built-in wardrobe, 2 wall lights.

Shower Room

With a double glazed window to the side aspect, a suite comprising of a shower cubicle, vanity wash hand basin with storage under, close coupled WC, all walls benefiting from being fully tiled, heated towel rail, electric down-flow heater, extractor fan.



OUTSIDE

The property benefits from its own allocated parking, and at the rear of the property lies its own small patio area.

Council Tax Band :- B

Construction :- Brick under a tiled roof.

Utilities :- Mains electric, water and drainage.

Flood Risk :- Surface low, river and sea low.

Primary School Catchment :- St James Primary.

Secondary School Catchment :- Bishop Fox's.

Ground Rent :- £520.02 per year.

Service Charge :- £2913.61

Length Of Lease approx. 94 years left



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR: 472 sq. ft.
(43.9 sq. m.)



TOTAL FLOOR AREA: 472 sq. ft. (43.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other items are approximate and not necessarily to scale for any legal definition or requirement. This plan is for illustrative purposes only and should be used as a guide only and not for any legal purposes. The accuracy, precision and appearance of these plans has been verified and is guaranteed as to their quality and accuracy on the date made with respect to the plan.

Directions

Proceed out of Taunton along Priory Bridge Road, turn right towards Morrison's super market and the next left into Dellers Court.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

