



Winters Field
Taunton, TA1 1PY

Price £134,950

Tamlyns

PROPERTY DESCRIPTION

This purpose built top floor flat situated close to Taunton town centre and briefly comprises of 2 double bedrooms, lounge, kitchen, bathroom along with the added benefit of off street parking.

Situation

* 2 Bedrooms * Lounge * Kitchen * Bathroom * Top Floor Flat * Off Street Parking

The local area

Local Authority

Somerset Council Council Tax Band: B

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Accommodation

All measurements are approximate

Entrance Door

Entrance hall leading into communal entrance hall.

Communal Entrance Hall

Stairs to top floor

Front door

Front door into entrance hall.

Hallway

Storage cupboard, wall mounted electric wall heater, doors to

Lounge

14'6 x 12'6 (4.42m x 3.81m)

3 double glazed windows to the side and rear, wall mounted electric heater.

Kitchen

9'0 x 6'1 (2.74m x 1.85m)

Range of wall & base units, space and plumbing for washing machine, built in electric over & hob with extractor fan over.

Bedroom 1

14'4 x 8'9 (4.37m x 2.67m)

Double glazed window to the side, wall mounted heater.

Bedroom 2

11'1 x 8'9 (3.38m x 2.67m)

Double glazed window to the rear, wall mounted electric heated.

Bathroom

9'0 x 7'7 (2.74m x 2.31m)

Panelled bath with shower over, low level w/c, pedestal wash hand basin, storage cupboard housing hot water.

Outside

Allocated 1 parking space.

Tenure

We are informed that the lease is 999 from 2001 with a annual ground rent of £203 and service charge £1705.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Heating electric room heating.
- Mains sewerage
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

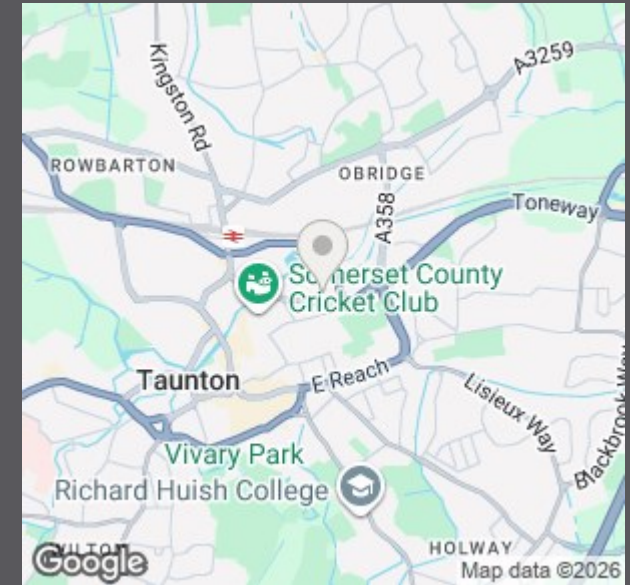
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

