

for sale

offers in excess of **£95,000**



Portland Grange Upper High Street TAUNTON TA1 3PZ

An EXCITING OPPORTUNITY to acquire this well-presented TWO-BEDROOM SECOND FLOOR APARTMENT, set within the sought-after PORTLAND GRANGE development. Exclusively for the OVER 55s, offering comfortable, low-maintenance living, conveniently positioned within walking distance of TAUNTON TOWN CENTRE



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Portland Grange Upper High Street TAUNTON TA1 3PZ

Front Door

Leading to...

Entrance Hall

A welcoming entrance hall with two integrated storage cupboards and doors leading to the main accommodation.

Lounge

A bright and generously sized lounge with a large window allowing plenty of natural light. The room offers ample space for a range of seating and freestanding furniture, with neutral décor and fitted carpet creating a comfortable living space. A doorway provides access through to the kitchen.

Kitchen

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer set beneath a large window, allowing for plenty of natural light. There are two recently purchased appliances, a stove and fridgefreezer, and a built-in washing machine.

Bedroom One

A good-sized main bedroom with a window allowing natural light into the room. The room is neutrally decorated and benefits from wood-effect laminate flooring, offering space for a bed, desk and freestanding furniture.



Bedroom Two

A second bedroom with a window allowing natural light. The room is neutrally decorated with fitted carpet and offers space for a bed and freestanding furniture, making it suitable as a guest bedroom, study or hobby room.

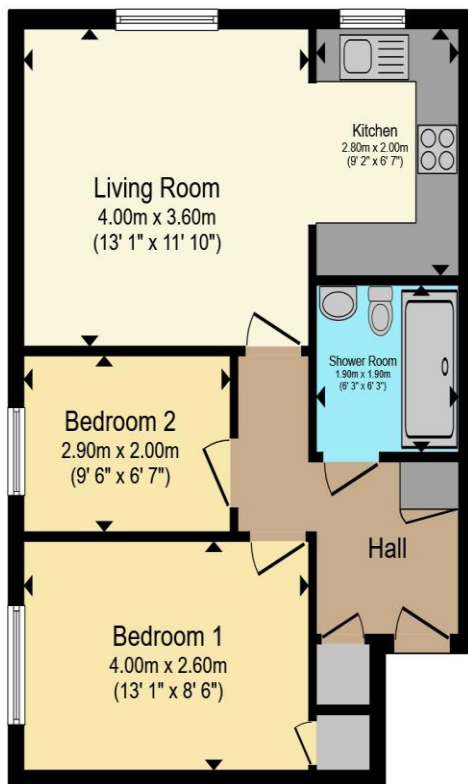
Shower Room

The shower room is fitted with a suite comprising a shower enclosure, low level WC and wash hand basin.

Parking

Residents' and visitors' parking available within the development.





Total floor area 49.3 m² (531 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

Connells

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313910 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2204.00

Ground Rent: 100.00

view this property online
connells.co.uk/Property/TTN313910

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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