



Allington Close

Taunton, TA1 2ND

Offers In Excess Of £75,000

**Tamlyns**

## PROPERTY DESCRIPTION

Ground Floor Studio Flat situation in a popular development, giving easy access to the M5 Motorway, the flat is well presented with studio accommodation, although it would be ideal to split and make a separate double bedroom and a lounge/Kitchen area, there are communal gardens and an allocated parking space.

### Situation

Studio Flat\* Bathroom\* Ideal Investment/First Time Buyer\*No Chain\*Allocated Parking

### The local area

### Local Authority

Somerset Council Tax Band: A

EPC Rating: D

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

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description

Larger than average ground floor studio flat situated in a popular development, giving easy access to the M5 Motorway, the flat is well presented with studio accommodation, although it would be ideal to split and make a separate double bedroom and a lounge/Kitchen area, there are communal gardens and an allocated parking space.

Added benefits to this is a lower than the average charges making this an ideal flat for First time buyers and investment.

## Lounge Area

18"2 x 9"3 (5.49m0.61m x 2.74m0.91m)

The front door gives access to the living accommodation, the lounge area has a double glazed bay window with seating which overlooks the rear garden area, smoke alarm, electric wall mounted heater. Door to:

## Bathroom

10" x 9"5 (3.05m x 2.74m1.52m)

Comprising a white suite with panel bath and electric shower over, low level WC, tiling to compliment, obscure double glazed window to front aspect, electric heated towel rail, and separate area houses the vanity sink unit with storage cupboard under, airing cupboard with immersion tank and ample storage within with further storage at the top of the cupboard, there is also a obscure double glazed window to front aspect.

## Kitchen Area

7"3 x 5"4 (2.13m0.91m x 1.52m1.22m)

Range of wall and base units with contrasting work top, white single drainer sink unit with mixer tap, electric cooker and stainless steel extractor fan over, space and plumbing for washing machine, extractor fan, double glazed window to front aspect, the kitchen is open plan to the main living area

## Parking Space

One allocated space for parking to the left hand side of the entrance

## Communal entrance hallway

There are two access doors to the ground floor flat, there is also a locked cupboard for storage and the electric meter is wall mounted outside the front door to 109

## Bin store

There is a bin store for waste storage

## Material Information

Additional information not previously mentioned

- Mains electric and water.
- Water metered.
- Mains Sewage.
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

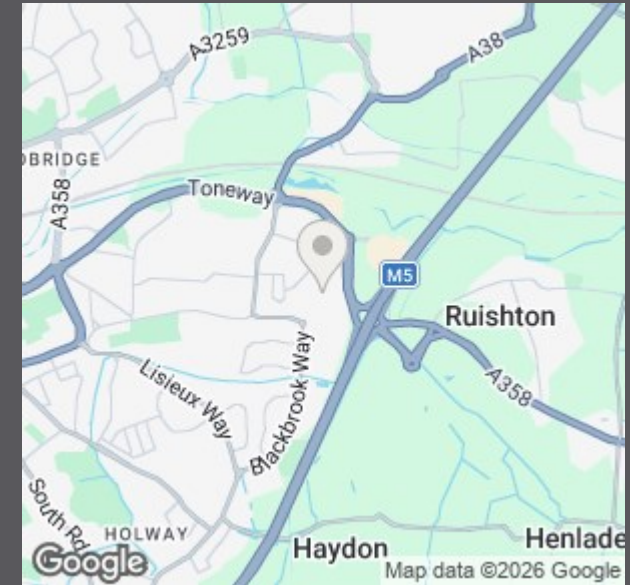
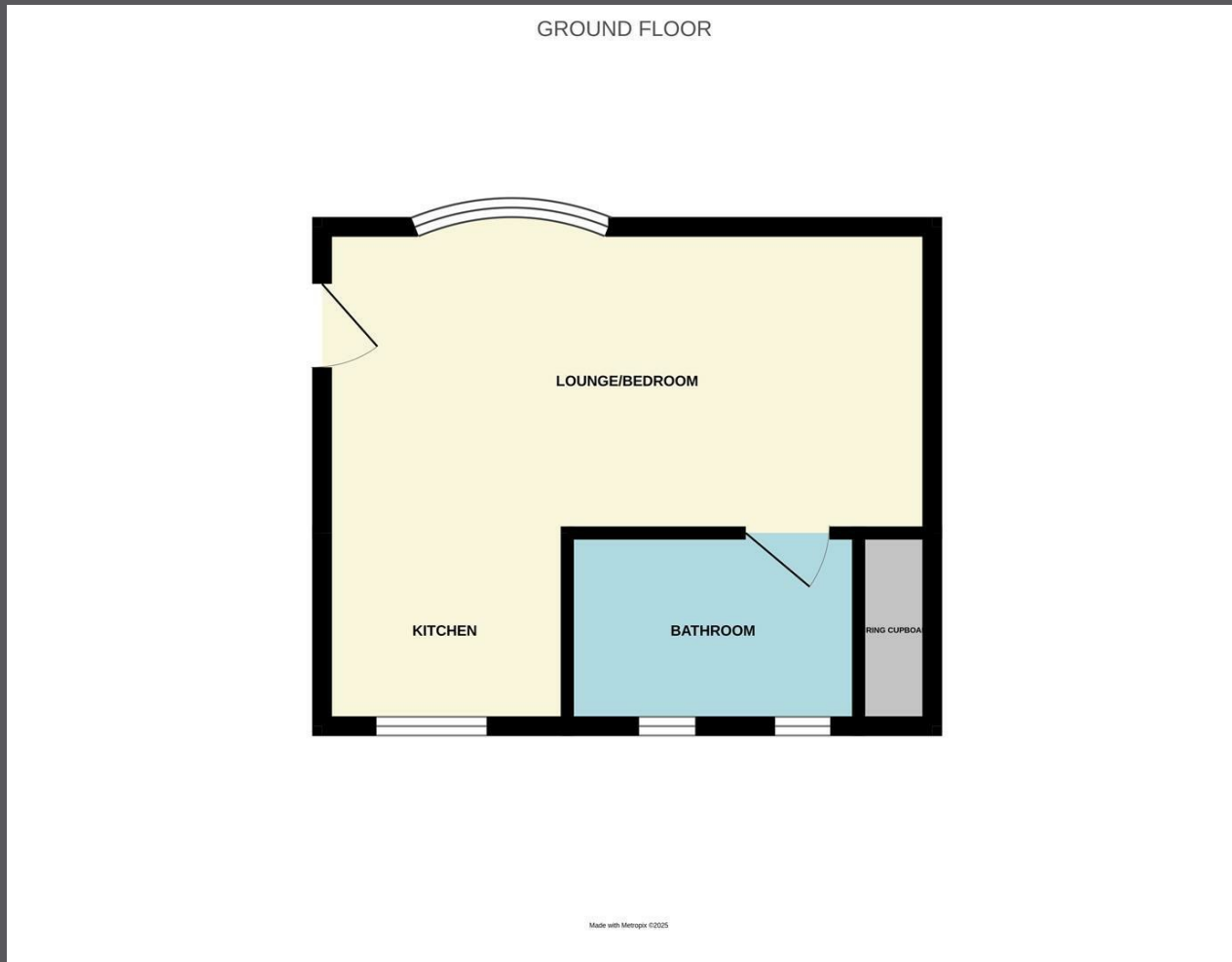
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## Tenure

There are 139 years remaining on the lease as it was extended in April 2015 by 50 years, there are no maintenance charges for this property, however there is an annual Ground Rent fee of £175.00. Please note that it is the responsibility of the owner to keep the grass at the front of the building maintained.

# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

