

for sale

£140,000



## Chaucer Court East Reach Taunton TA1 3FH

An EXCITING OPPORTUNITY to acquire a purpose built TWO BEDROOM apartment in TOWN CENTRE within the desirable Chaucer Court gated community; with secure ALLOCATED PARKIN. Available with the advantage of NO ONWARD CHAIN.





# Chaucer Court East Reach Taunton TA1 3FH

## Front Door

Leading to...

## Entrance Hall

Radiator. Intercom. Recessed cloak/utilities cupboard.

## Living / Dining Area

15' 7" x 11' 4" ( 4.75m x 3.45m )  
Double glazed window. Radiator.

## Kitchen

8' 9" x 6' 10" ( 2.67m x 2.08m )  
The kitchen area is equipped with a range of modern style wall and base mounted units with an 'L' shaped work surface

including a one and half bowl sink and drainer with mixer tap. Integrated electric oven with gas hob and cooker hood over. Integrated washer/dryer. Part tiling. The wall mounted boiler is neatly housed in one of the wall mounted units. Inset lights.

## Bedroom One

6' 10" x 14' 3" ( 2.08m x 4.34m )  
Double glazed window. Radiator.

## Bedroom Two

10' 5" x 8' 1" ( 3.17m x 2.46m )  
Double glazed window. Radiator.

## Bathroom

Suite comprising low level WC, pedestal wash hand basin, bath



with shower panel and mixer tap with shower over. Heated towel rail. Part tiling, inset lights, shaver point and extractor fan.

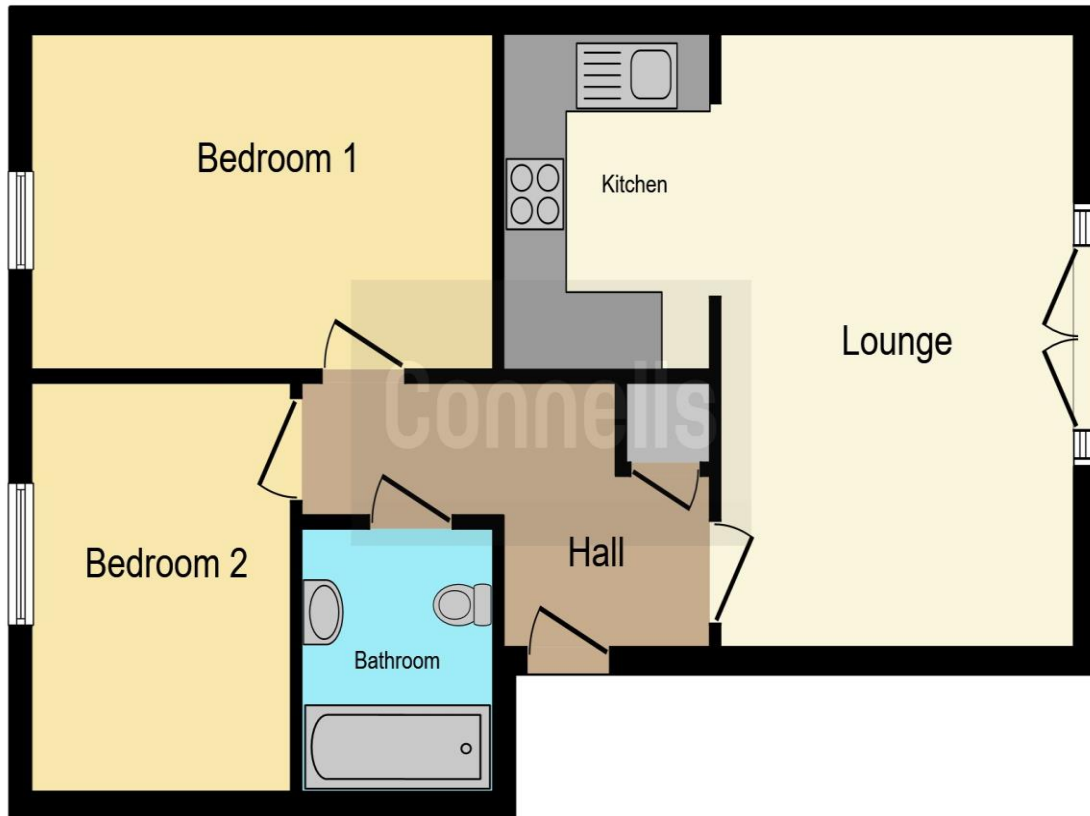
## **Parking**

Accessed via electronically controlled security gates there is an allocated parking space.

## **Agents Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





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.focalagent.com](http://www.focalagent.com)

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312964 - 0010

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/TTN312964](http://connells.co.uk/Property/TTN312964)**

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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