

for sale

£120,000



Wessex House Billet Street Taunton TA1 3NG

A fabulous TOWN CENTRE apartment, with an exciting rental yield of 8.5% but also equally appealing as a first time purchase. This third-floor PURPOSE-BUILT apartment is neutrally presented throughout and has the advantage of a lift facility, a long-lease and NO ONWARD CHAIN.



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Front Door

Leading to...

Vestibule

Leading to...

Entrance Hall

Intercom. Radiator. Built-in cupboard.

Living Area / Kitchen

17' 10" x 10' 3" (5.44m x 3.12m)

Dual aspect double glazed windows to side and rear. Radiator. The kitchen itself is equipped with a range of wall and base-

mounted units with rolltop work surface, including a sink and drainer, an integrated oven and grill with gas hob and cookerhood over. Partial tiling. Recess and plumbing for an automatic washing machine. The wall-mounted boiler is neatly housed within one of the wall units.

Bedroom One

10' 8" x 7' 10" (3.25m x 2.39m)

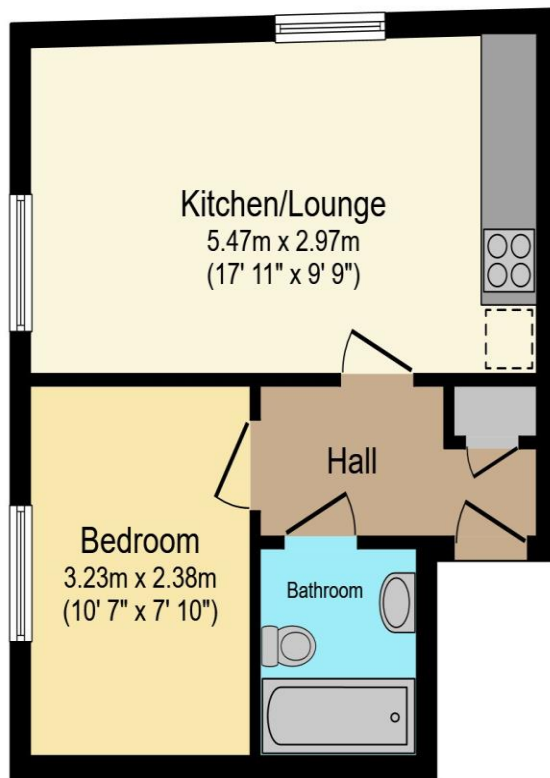
Double glazed window to side. Radiator.

Bathroom

Suite comprising low-level WC, pedestal wash hand basin with mixer tap. Bath with mixer tap, shower panel and integral shower over. Partial tiling. Shaver point. Extractor fan.







Total floor area 31.6 m² (341 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

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313267 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN313267

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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