

for sale

offers in excess of **£110,000**



Deane Drive Taunton TA1 5PR

An **EXCITING OPPORTUNITY** to acquire this well-presented **DOUBLE BEDROOM** first-floor apartment, ideally situated in a highly sought-after area with easy access to **LOCAL AMENITIES, MUSGROVE PARK HOSPITAL**, and within the **CASTLE SCHOOL** catchment area. Further benefits include a **GARAGE, OFF-ROAD PARKING** a



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Front Door

Leading to...

Lounge

A spacious and light-filled lounge enjoying a large rear-facing window that allows for an abundance of natural light. Well-presented throughout, the room features laminate flooring and provides ample space for both seating and dining furniture, creating an ideal area for relaxing or entertaining.

Kitchen

A compact and practical kitchen, thoughtfully arranged to make excellent use of the space, and fitted with a range of wall and

base units, work surfaces, tiled splashbacks, and space for freestanding appliances.

Bedroom One

A bright and well-presented double bedroom featuring a double-glazed window allowing for plenty of natural light. The room is finished with laminate flooring and benefits from an electric heater.

Office

A useful and well-presented office space, ideal for home working, study, or additional storage. Benefiting from a window that allows for good natural light, the room offers a practical and versatile area to suit a range of needs.



Bathroom

A bathroom fitted with a panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC. The room is complemented by tiled splashbacks, a frosted window providing natural light and ventilation, and benefits from a newly installed extractor fan.

Parking

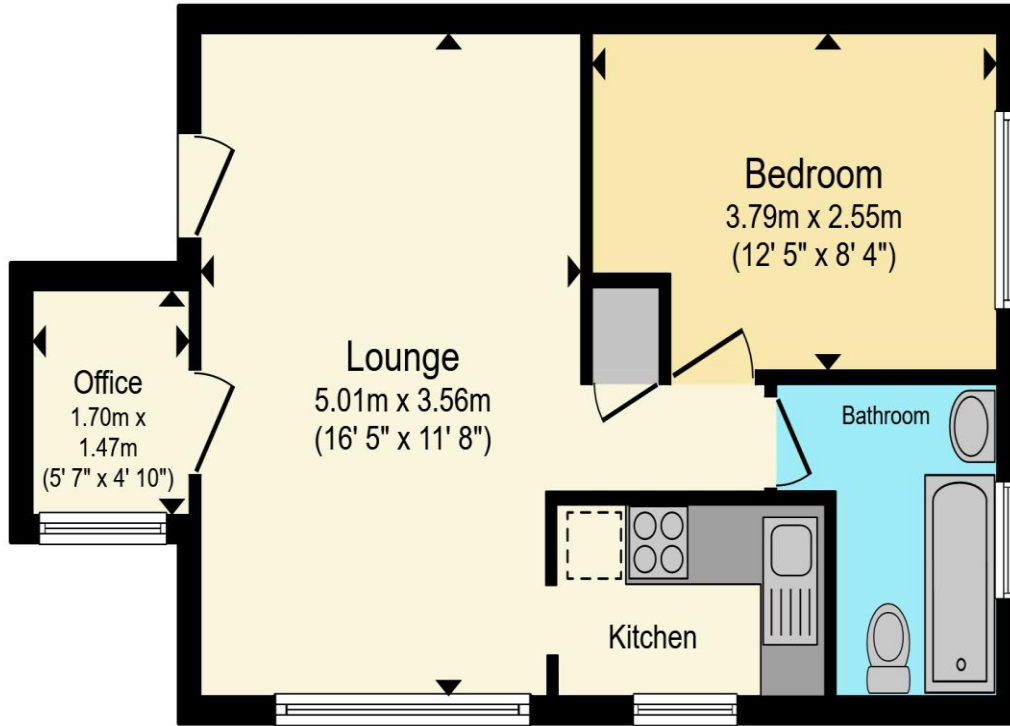
The property benefits from a garage and off-road parking, located to the rear.

Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





Floor Plan

Total floor area 40.0 m² (430 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



To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313511 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 900.00

Ground Rent: Ask Agent

view this property online [connells.co.uk/Property/TTN313511](https://www.connells.co.uk/Property/TTN313511)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1979. Should you require 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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