

for sale

offers in excess of **£120,000**



Gloucester Court Gloucester Street Taunton TA1 1TF

Centrally located one-bedroom top-floor apartment close to Taunton town centre amenities. Benefits include an open-plan living area, allocated parking, and NO ONWARD CHAIN. Ideal first home or investment opportunity.



Gloucester Court Gloucester Street Taunton TA1 1TF

Communal Front Door

Leading into...

Communal Hallway

Stairs rising to the upper floors.

Private Front Door

Leading into...

Entrance Hall

Doors to the Kitchen/Diner/Lounge, Bedroom and Bathroom. Two Built-in storage cupboards.

Kitchen / Diner / Lounge

Open Plan Living/Kitchen Area

A generous open-plan living space with a window, allowing plenty of natural light.

The lounge area features a wall-mounted radiator, television point, and telephone point.

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a sink with drainer, gas hob with cooker hood over, and a built-in electric oven. There are tiled splashbacks and a wall-mounted gas boiler. A washing machine, dishwasher, and fridge are all included within the sale,



providing added convenience for the new owner.

Bedroom

A large double bedroom with two wall-mounted radiators and double glazed window.

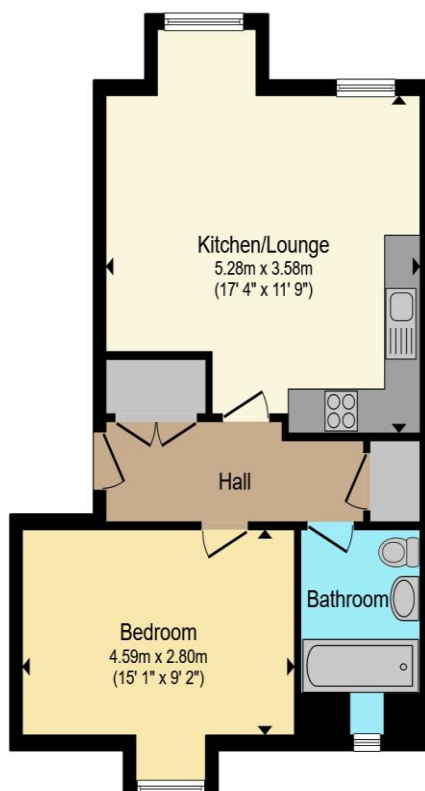
Bathroom

A modern white suite comprising bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Window and part-tiling.

Parking

One allocated parking space.





Total floor area 52.3 m² (563 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



directions to this property:

From Taunton town centre head along East Reach turning left into Eastbourne Road. Follow the one way system onto Haydon Road, taking the second left into Gloucester Street, where Gloucester Court will be found at the end of the road.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313810 - 0003

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/TTN313810

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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