

for sale

offers in excess of **£175,000**



Cunningham Court Taunton TA1 1AR

NO ONWARD CHAIN! A wonderful example of a modern two bedroom first floor apartment situated close to Taunton's town centre in the popular FIREPOOL area. The property is neutrally presented throughout and benefits from **ENSUITE SHOWER ROOM**, modern appliances and **ALLOCATED PARKING**.



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Entrance Hall

Built-in utility cupboard housing the gas boiler and a plumbed in washing machine/dryer

Kitchen/Lounge/Dining Room

Light and bright open plan room with the space for the free standing fridge and freezer and an electric hob. Also benefits from good space for a dining table and sofas, plus patio door access to Juliet balcony. Radiators.

Bedroom One

Patio door to Juliet balcony, radiator and access to en suite.

En Suit

Wash basin, WC, shower cubicle with mains shower, extractor fan, heated towel rail and tiled floor.

Bedroom Two

Double glazed window and radiator.

Bathroom

WC, wash basin and bath with shower over. Extractor fan. Heated towel rail and tiled floor

Parking

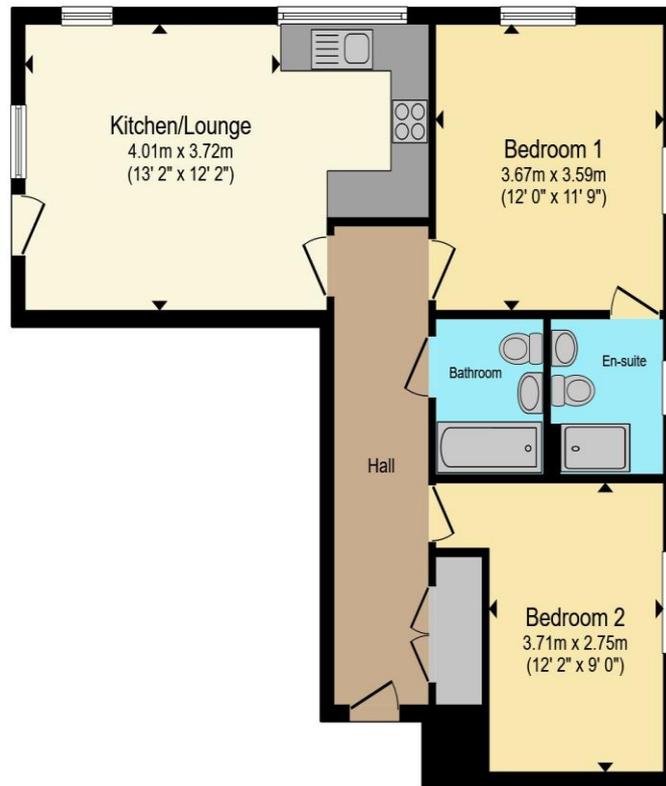


Secure allocated parking space for one car.

Communal Facilities

Residents benefit from the use of a secure bike shed and bin store.





Total floor area 66.2 m² (712 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 proceed in a northerly direction along North Street and into Bridge Street turning right at the major set of traffic lights to Station Road. Take the turning right just before the main turning for the train station and proceed along this road where the apartment block will be found.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312469 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN312469

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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