



3 Grange Court Grange Gardens, Taunton TA2 7EN

£150,000

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3 Grange Court, Grange Gardens, Taunton, TA2 7EN

Approximate Area = 452 sq ft / 41.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Score	Band
95-100	A	91-100	A
81-94	B	77-90	B
69-80	C	69-76	C
55-68	D	55-68	D
49-54	E	49-54	E
35-48	F	35-48	F
1-34	G	1-34	G

Features

- Entrance Hall
- Living / Dining Room with French doors to garden
- Fitted Kitchen
- Master Bedroom
- Shower Room
- South-facing low maintenance garden to rear
- Gas central heating
- Double glazing
- Council tax band A
- Lease term 125 years from 01/03/1985, 83 years remaining
- Current ground rent £25 pa
- What3words: ///such.noon.armed

NB. Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor prior to exchange of contracts

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Robert Cooney. REF: 1437441

In this convenient location 1.5 miles from the centre of town is this well presented 1 bed roomed end terraced house with enclosed South facing low maintenance garden to rear.



Viewing strictly through the selling agents:

Robert Cooney

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.