Kingston Road,Taunton TA2 7SE

fox & sons

welcome to

Kingston Road, Taunton

Fox and Sons are pleased to offer this well presented two floor, two bedroom, two bathroom first floor apartment to the market. Offering a south facing terrace, large kitchen/diner, bathroom, sitting room and bedroom on the first floor with a master bedroom with en-suite and plenty of storage.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This contemporary characterful light 2 bed, 2 bath, 1st Floor Maisonette offers stylish and spacious accommodation on 2 floors making it an ideal home for professionals, couples, sharers or those looking to downsize.

Ideally located 5 minutes from the train station, this modernised 19th century property, has a shared brick floored passage entrance at street level with a locking glazed door and post box. Refuse bins are also on street level to the side of the property in front. Exterior steps to this hidden gem, lead to a generous south facing terrace and your own glazed front door. The property offers a bright and inviting sitting room for relaxing and entertaining with a character fireplace. The modern open plan kitchen\diner is well appointed with ample storage and workspace, creating a lovely light, practical and sociable area for living and dining with under the counter fridge, freezer, dishwasher and washing machine. The built in electric oven and hob have a large cooker hood over. The contemporary family bathroom provides WC, wash hand basin, bath and shower taps on this floor.

The bedroom at this level, has ample built in wardrobe and shelf space.
A hidden sprung door leads to the carpeted bedroom, with en-suite and velux windows above and ample storage.
Combining comfortable living space with modern finishes and an outdoor space, this attractive apartment is ready to move into and enjoy. With its location so close to the train station it is perfect for commuting.

Kitchen/Diner
15' Max x 14' 5" Max (4.57m Max x 4.39m Max)
Electric cooker with hob and extractor fan, built in fridge/freezer, dishwasher and washing machine, intercom and access to stairs.

Sitting Room
13' 5" Max x 12' 9" Max (4.09m Max x 3.89m Max)
Double glazed sash windows. Feature fireplace. Hard flooring. Radiator.

Bathroom
Wash hand basin, WC, bath with shower taps, part tiled, extractor fan, shaver point.

Bedroom One
14' 10" Max x 13' 4" Max (4.52m Max x 4.06m Max)
Double glazed sash windows. Built in wardrobes. Hard flooring. Radiator.

Bedroom Two
12' 6" Max x 8' 10" Max (3.81m Max x 2.69m Max)
Velux style window. Carpet. Ample eaves storage. Radiator. Please note there is restricted head height in this room.

En-Suite
Velux style window. Wash hand basin, WC, shower cubicle, radiator, extractor fan. Please note there is restricted head height in this room.

Terrace
Large south facing. Wooden decking with wooden fence.

Bin Storage

Agents Note
This property is being sold with 50% of the Freehold.

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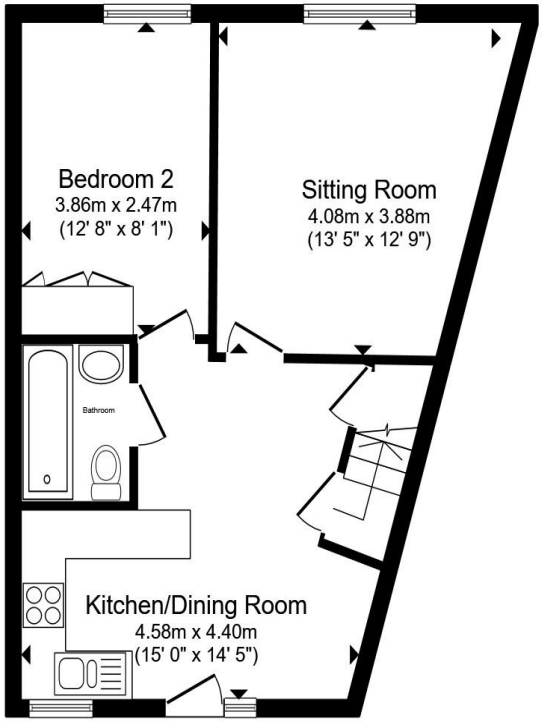
Kingston Road, Taunton

- 50% Share of Freehold
- Close Proximity of The Train Station
- Two Bedroom & Two Bathroom Apartment
- Kitchen/Diner
- Sitting Room

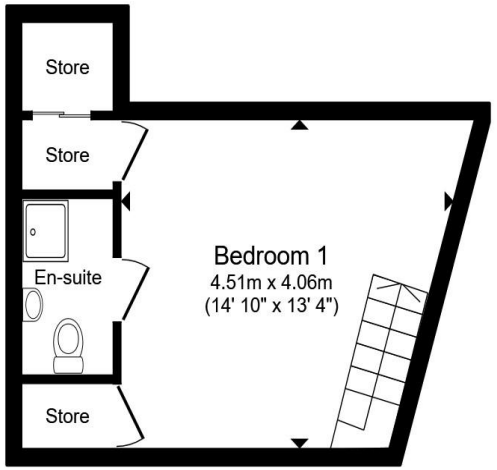
Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



Ground Floor



First Floor

Total floor area 70.9 m² (763 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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The Property Ombudsman

Property Ref:
TAU108100 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.