

for sale

offers in the region of **£150,000**



## Gladstone Street Taunton TA2 6LY

**NO ONWARD CHAIN!** This brilliant **TWO BEDROOMED APARTMENT** is located on the ground floor and offers convenient access to **TAUNTON STATION** and the Town Centre. The property is **WELL PRESENTED** throughout and features a generous **LOUNGE / DINER**, modern kitchen and **GARAGE!**



# Gladstone Street Taunton TA2 6LY

## Communal Front Door

Electronically controlled security door with intercom to the apartments. Leading into...

## Communal Hallway

Door to the rear garden areas.

## Front Door

Leading into...

## Entrance Hall

Doors to the Lounge/Diner, Kitchen, both bedrooms, the

bathroom, W.C. and large store cupboard/Dressing Room.

## Lounge / Diner

A very generous reception room with television point, telephone point, wall-mounted electric heater and window to rear aspect.

## Kitchen

A well-presented modern Kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and electric hob with extractor hood over. Built-in electric oven and recess with plumbing for an automatic washing machine. Recess for a tall fridge/freezer, Tiled splashbacks and window to rear aspect.



## Bedroom One

A large double bedroom with wall-mounted electric heater and window to front aspect.

## Bedroom Two

A second double bedroom with double wardrobe, wall-mounted electric heater and window to front aspect.

## Dressing Room / Store

The property also features a generous storage cupboard off of the hallway which is currently used as a Dressing Room.

## Bathroom

A neutral white suite comprising bath with mixer taps, wall-mounted electric shower over the bath and a pedestal wash hand basin.

## W.C

Separate W.C. to the right-hand side of the bathroom with half-tiled walls.

## Outside

The property benefits from a small garden to the rear which in turn leads out to the larger communal lawn.

## Garage

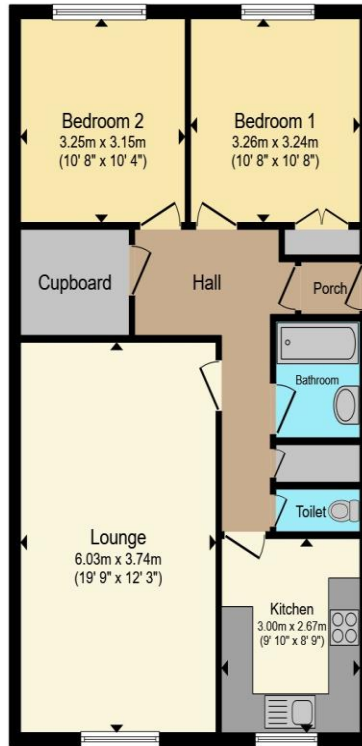
A single garage located in the block to the right-hand side of the apartment block with up and over door to front.

## 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 71.5 m<sup>2</sup> (770 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

**T 01823 334 433**  
**E taunton@connells.co.uk**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313486 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1440.00

Ground Rent: Ask Agent

**view this property online**  
**connells.co.uk/Property/TTN313486**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold backs.

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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