



29 Northfield Gardens

- A purpose built ground floor retirement apartment situated in the French Weir area
- No onward chain
- Low service charges and ground rent
- Living/dining room
- Kitchen
- Double bedroom
- Refurbished shower room
- Delightful communal gardens with parking space
- Close to the town centre with a wide variety of amenities closeby

TOTAL FLOOR AREA: 41 sq.m.

TENURE: Leasehold. Ground rent £1 per annum. Service charge £1250.84 per annum. 57 years remaining on the lease.

COUNCIL TAX: Somerset Council Tax Band B. Charges payable for 2025/26 - £2,007.48

SERVICES: Main services of electricity, water and drainage are connected. Broadband speeds available of up to 180mbps and good mobile coverage available (source: Ofcom)

EPC Energy Efficiency Rating: C





A well-presented purpose-built ground floor retirement apartment, situated within a popular and well-managed development close to the town centre. The property benefits from attractive communal gardens, resident and visitor parking, and a range of shared facilities including a house manager, communal lounge, utility room, and guest accommodation. Offered to the market with no onward chain.

The apartment offers well-planned ground floor accommodation comprising a private entrance hall, a spacious living/dining room, a fitted kitchen, a double bedroom, and a refitted modern shower room.

Residents enjoy the use of well-maintained communal gardens, parking areas, a communal hall/lounge, utility facilities, and a guest flat for visiting friends or family. A house manager is available to oversee the day-to-day running of the development, enhancing security and peace of mind.

Northfield Gardens is conveniently positioned in the sought-after French Weir area of Taunton, within easy reach of the town centre and its comprehensive range of shopping, leisure, and healthcare facilities. The nearby French Weir offers attractive riverside walks and green space, while excellent transport links are available via Taunton railway station and the M5 motorway.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrop ©2023



Ware & Co

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • info@wareandco.com • www.wareandco.com

