

for sale

£130,000



## Kingston Road TAUNTON TA2 7SL

A fantastic opportunity to acquire this spacious purpose built TWO DOUBLE BEDROOM ground floor flat, with the advantage of NO ONWARD CHAIN. This presents excellent potential for modernisation and personalisation throughout.



# Kingston Road TAUNTON TA2 7SL

## Front Door

Leading to...

## Hallway

Providing access to all rooms and large walk in storage cupboard.

## Lounge

A spacious reception room with excellent potential for modernisation, offering ample space for seating and dining areas.

## Kitchen

Fitted kitchen with a range of units, work surfaces, sink unit, and space for appliances. Offers excellent scope for improvement.

## Bedroom One

A comfortable double bedroom with space for wardrobes and additional furnishings.

## Bedroom Two

A further double bedroom, ideal as a guest room, home office, or principal sleeping accommodation.

## Bathroom

Fitted with a panel-enclosed bath and wash hand basin.



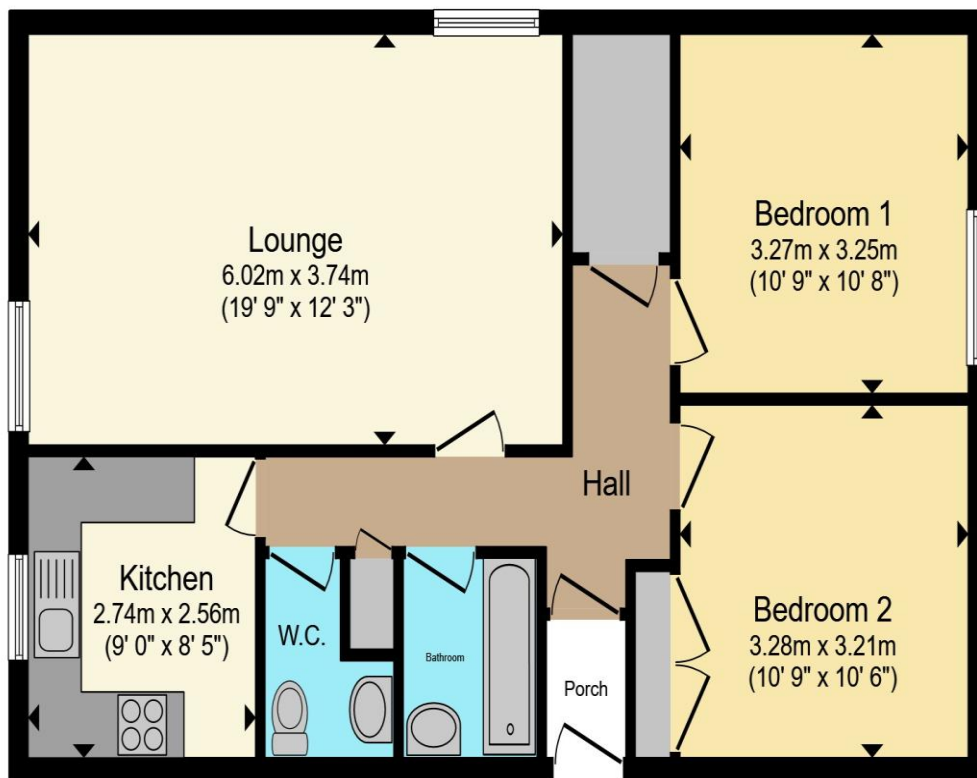
## Separate Wc

Convenient separate cloakroom with low-level WC.

## Outside

Benefitting from pleasant communal lawned areas and a lockable garage with up and over door.





Total floor area 68.1 m<sup>2</sup> (733 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

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313764 - 0003

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 120.00

Ground Rent: Ask Agent

**view this property online**  
**connells.co.uk/Property/TTN313764**

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 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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