

for sale

offers in excess of **£120,000**



Oak Court Cheddon Road Taunton TA2 7DW

A PURPOSE-BUILT two-bedroom apartment located on the edge of Taunton's vibrant TOWN CENTRE, with the benefit of a long lease and with **ALLOCATED PARKING**. Option to purchase with tenant in situ if desired.



Oak Court Cheddon Road Taunton TA2 7DW

Front Door

Leading to...

Entrance Hall

Intercom. Radiator. Recessed utilities cupboard.

Living Room / Kitchen

16' 4" x 9' 8" plus recess (4.98m x 2.95m plus recess)
Double glazed sash windows to front. Radiator. The kitchen itself is equipped with a range of wall and base units with roll top work surfaces. Recesses include plumbing for an automatic washing machine. Integrated electric oven and hob with splashback and cookerhood over. Part tiling. One and a half bowl sink and drainer with mixer tap.

Master Bedroom

12' 1" max x 8' 8" max (3.68m max x 2.64m max)
Double glazed sash window to side. Radiator.

Bedroom Two

9' 6" x 7' (2.90m x 2.13m)
Double glazed sash window to side. Radiator.

Bathroom

Suite comprising low level WC, pedestal wash hand basin, bath with shower panel, mixer tap and shower attachment over. Radiator. Part tiling.

Parking



Allocated parking space to the rear of the property for one car.

Outside

To the rear of the property there is an attractive communal garden which is primarily lawned and also has the advantage of a communal washing line and bike store.





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.focalagent.com

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: TTN313148 - 0008

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 537.60

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN313148

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Apr 2015. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk