



1 Sherford Court Sherford Road, Taunton TA1 3QY

Offers in Excess of £200,000

robert
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Conveniently situated in this popular location within 1 mile of the town centre and walking distance of Vivary Park is this well presented 2 bedroomed ground floor apartment with 2 reception rooms, 2 bathrooms, patio area, communal gardens, garage and parking. No onward chain.





Features

- Entrance Hall
- Living Room with French doors to South-West facing patio area
- Fitted Kitchen
- Dining Room
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- Further Bedroom with fitted wardrobes
- Bathroom
- Patio area and communal gardens
- Garage with power and cold water tap
- Off road parking
- Gas central heating / Double glazing
- Lease term 999 years from 2004, 976 years remaining
- Current service charge £1800 pa - next review September 2027
- Share of Freehold - own 1/4 of the Freehold with the other flat owners
- Council tax band D
- What3words: ///puns.rungs.sports
- NB. Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor prior to exchange of contracts.



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Approximate Area = 852 sq ft / 79.2 sq m

Garage = 186 sq ft / 17.3 sq m

Total = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

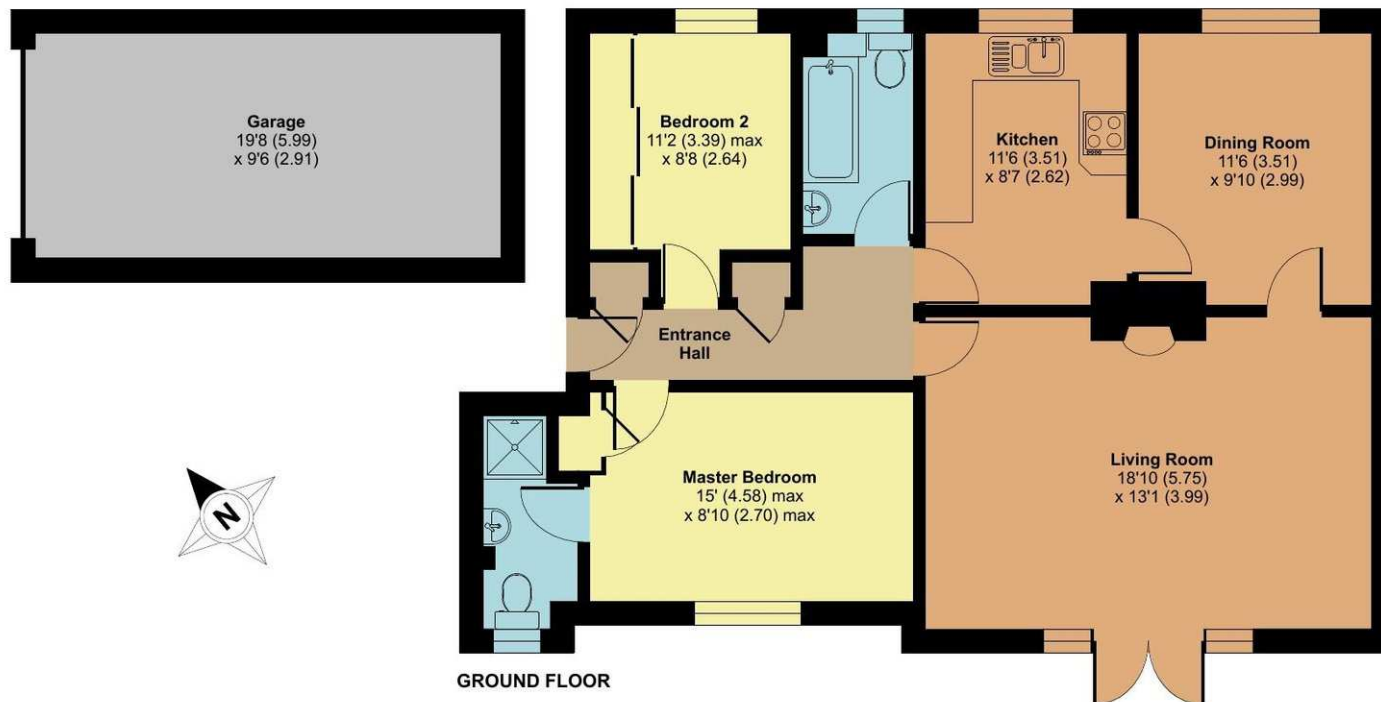
Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

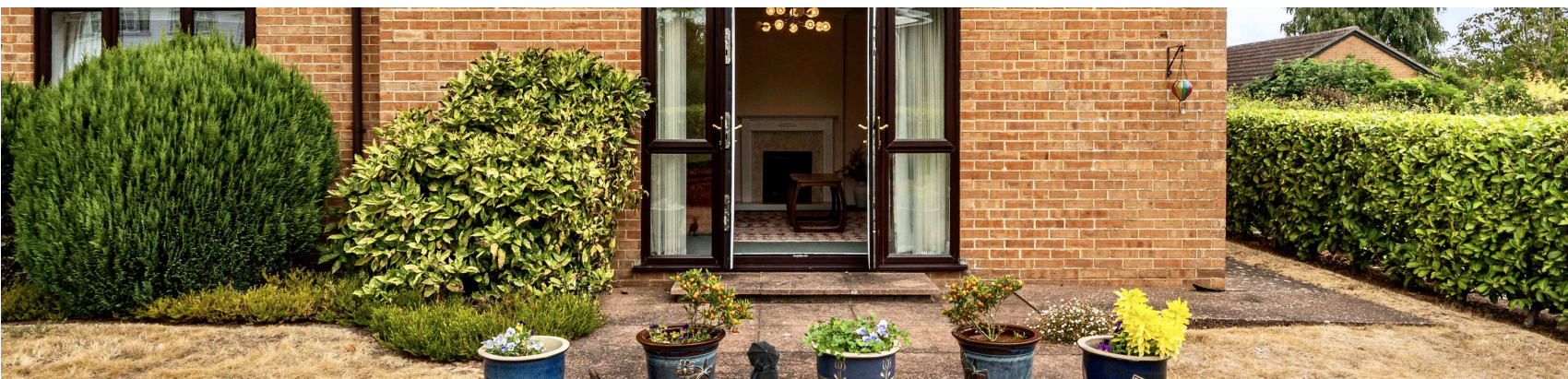
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Robert Cooney. REF: 1512857



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