

for sale

£200,000



## 4 Mendip House High Street Taunton TA1 3SX

An EXCITING OPPORTUNITY to acquire a TWO DOUBLE BEDROOM apartment in TAUNTON TOWN CENTRE, perfectly positioned on the pedestrianised High Street with secure ALLOCATED PARKING. Ideally placed for shops and leisure facilities, with excellent transport links including the mainline station within walk



# 4 Mendip House High Street Taunton TA1 3SX

## Front Door

Leading to...

## Entrance Hall

A welcoming entrance hall benefiting from integrated storage, with doors leading to...

## Kitchen / Lounge

The apartment benefits from a spacious and light-filled open plan kitchen/lounge, creating a fantastic everyday living space and ideal for entertaining. The lounge area is generously proportioned with neutral décor and wood-effect flooring, while large sash-style windows allow plenty of natural light throughout.

The kitchen is fitted with a modern range of wall and base units with complementary worktops and splashbacks, offering excellent storage and preparation space. There is also ample room for a dining table, making this a practical and sociable layout in the heart of the home.

## Bedroom One

This spacious double bedroom is well-proportioned and versatile. Finished in neutral tones and wood-effect flooring, the room is bright and airy, with a window providing natural light. Further benefits include integrated wardrobes, providing excellent built-in storage without compromising floor space.

## En-Suite



The en-suite is finished to a modern and stylish standard, comprising a walk-in double shower enclosure with rainfall shower head and glazed screen, a wash hand basin, and a low-level WC. Complemented by attractive tiled surrounds, contemporary fittings and a heated towel rail, this well-appointed space provides a sleek and practical addition to the main bedroom.

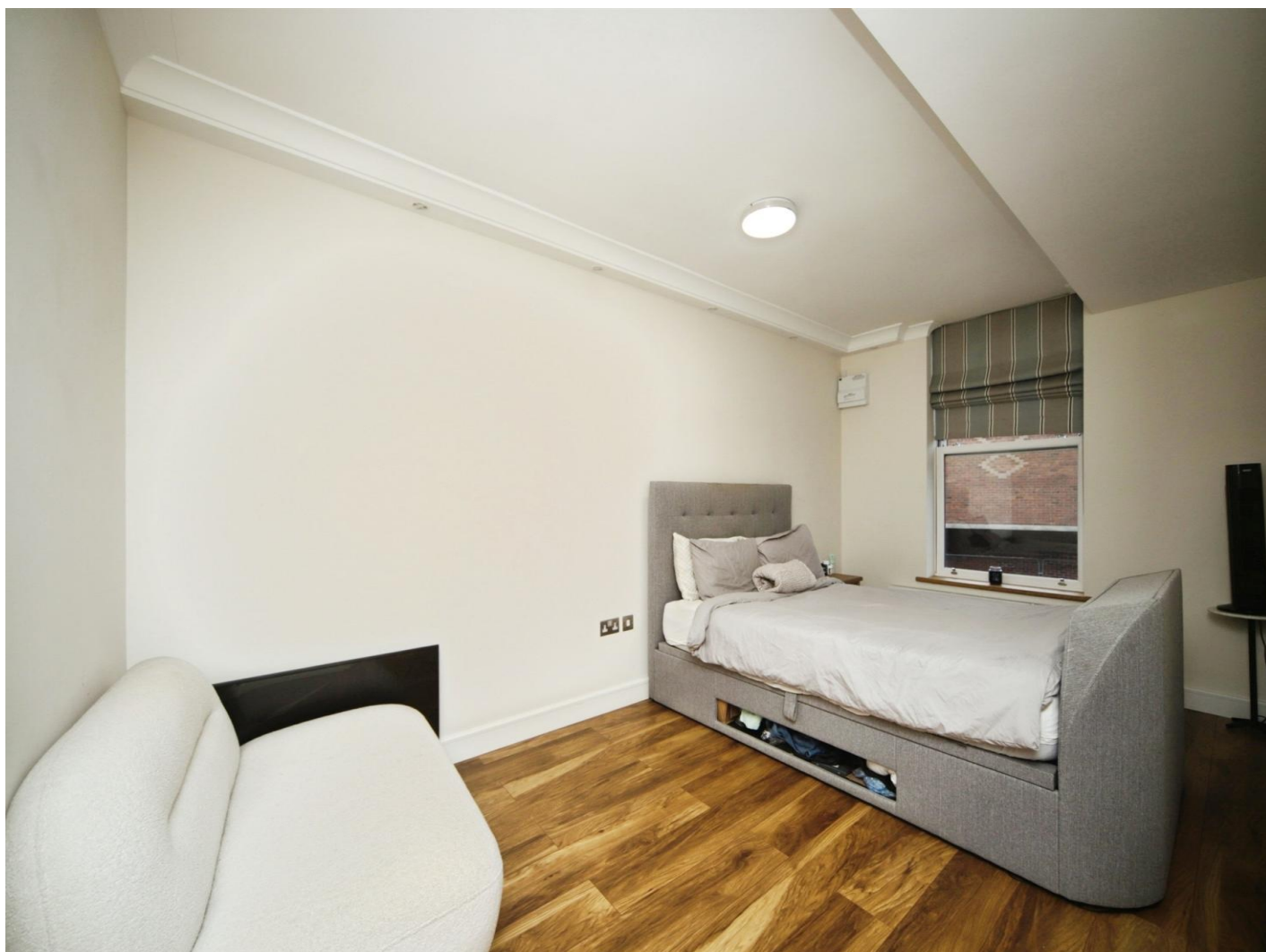
## Bedroom Two

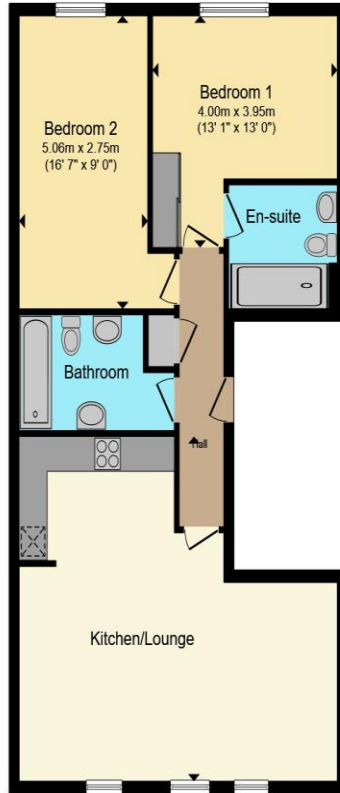
This well-presented double bedroom is bright and generously proportioned, featuring neutral décor and attractive wood-effect flooring. A window provides natural light, while the room offers ample space for a double bed and additional bedroom furniture, making it a comfortable and relaxing retreat.

## Bathroom

The family bathroom is finished to a contemporary standard and offers a stylish, well-appointed space. Comprising a panelled bath with shower over and glazed screen, a wash hand basin with vanity storage, and a low-level WC, the room is complemented by attractive tiled surrounds, a heated towel rail and modern fittings, creating a clean and relaxing environment.

## Parking





Total floor area 78.4 m<sup>2</sup> (844 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



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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313317 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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