

for sale

£120,000



## Garden Court Gatchell Oaks Trull Taunton TA3 7EG

Set within the prestigious GATCHELL OAKS development in the SOUGHT-AFTER VILLAGE OF TRULL, this attractive TWO DOUBLE BEDROOM home offers SPACIOUS & BRIGHT LIVING with views over the LANDSCAPED COMMUNAL GARDENS and benefits from ALLOCATED PARKING. Offered to the market with NO ONWARD CHAIN!



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# Garden Court Gatchell Oaks Trull Taunton TA3 7EG

## Front Door

Leading to...

## Entrance Hall

A welcoming entrance hall with a wall-mounted radiator. Stairs rise to the first floor and door leading into...

## Lounge

14' 6" x 12' 8" ( 4.42m x 3.86m )

A bright and spacious lounge with a feature electric fireplace providing an attractive focal point, and a large window to the front enjoying views over the beautifully landscaped communal gardens. The room is finished in neutral décor with fitted carpet and benefits from useful integrated under-stairs storage.

## Kitchen

10' 8" x 12' 5" ( 3.25m x 3.78m )

A generous fitted kitchen with a range of cream wall and base units with coordinating worktops and tiled splashbacks, inset 1.5 bowl sink beneath a rear-facing window, built-in electric oven, gas hob and cooker hood. Appliances include an integrated fridge/freezer, additional under-counter freezer, integrated dishwasher and integrated washing machine. The gas boiler is also located within the kitchen and is approximately two years old, and the room further benefits from a wall-mounted radiator.

## Downstairs Cloakroom

Downstairs cloakroom fitted with a white suite comprising low level WC and pedestal wash hand basin with tiled splashbacks and wall-mounted mirror. The room is part tiled with a decorative



border and finished with practical vinyl flooring, and a wall-mounted heater providing additional comfort.

### Bedroom One

10' 4" x 12' 8" ( 3.15m x 3.86m )

Spacious double bedroom with two windows providing plenty of natural light and pleasant views over the communal gardens. The room features fitted wardrobes built into the eaves, neutral décor and fitted carpet, together with a radiator housed within a safety cover. Door leading into...

### En Suite

En-suite shower room fitted with a white suite comprising pedestal wash hand basin and corner shower enclosure with glazed sliding doors and wall-mounted shower. The room is partly tiled with a decorative border and finished with practical vinyl flooring, and includes a wall-mounted mirror, glass display shelf, towel rail and radiator housed within a safety cover.

### Bedroom Two

10' 11" x 9' 1" ( 3.33m x 2.77m )

Another good-sized double bedroom with a rear window. The room features a fitted double wardrobe, a useful built-in dressing table/workstation area, neutral décor and fitted carpet, together with a radiator housed within a safety cover.

### Bathroom

Fitted with a white suite comprising panelled bath with mixer shower and glazed screen, pedestal wash hand basin and low level WC. The room is partly tiled with a decorative border and finished with practical vinyl flooring, with an obscured window to the rear for natural light and privacy. Additional features include a chrome heated towel rail and mirrored vanity cabinet with downlighting.

### Outside

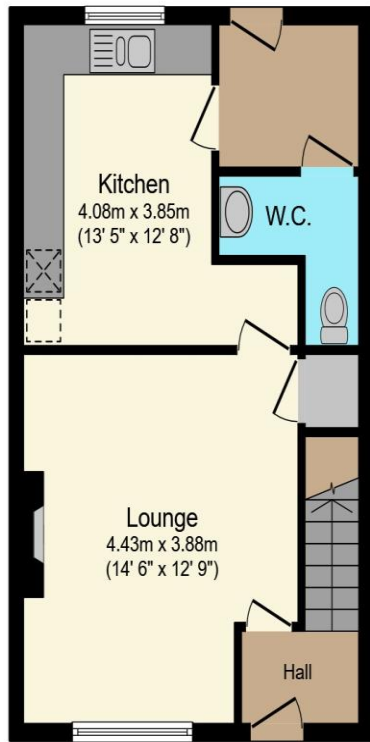
The property is approached via a paved pathway through beautifully maintained communal gardens, with lawns, well-stocked flower beds and seating areas creating an attractive, tranquil setting. The front elevation enjoys views over these landscaped grounds, enhancing the sense of space and light. There is also a useful external storage cupboard located next to the front door, ideal for garden items or outdoor equipment.

Tucked away to the rear of the property is a charming, private paved seating area, bordered by low fencing and opening onto a pathway with beautifully stocked communal gardens.

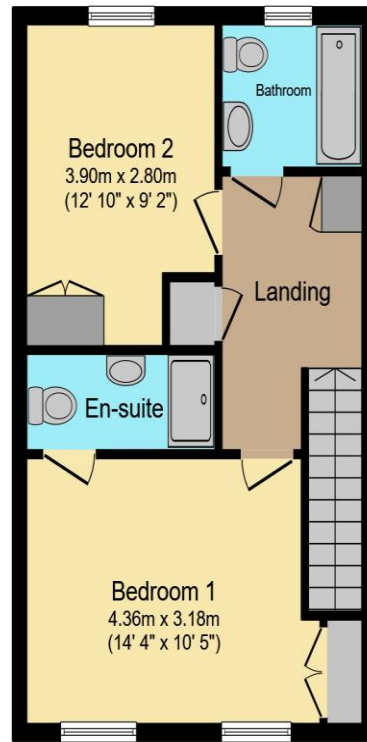
### Parking

The property benefits from an allocated parking space together with additional visitor parking.





**Ground Floor**



**First Floor**

Total floor area 83.6 m<sup>2</sup> (899 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: TTN313284 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3972.00

Ground Rent: 200.00

**view this property online [connells.co.uk/Property/TTN313284](http://connells.co.uk/Property/TTN313284)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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