

for sale

offers in excess of **£140,000**



12a Priorswood Place Taunton TA2 7JW

Neutrally presented throughout this **SPACIOUS** two double-bedroom maisonette with rooftop garden and fabulous far-reaching **PANORAMIC VIEWS** with southerly orientation would make an ideal first-time purchase or buy-to-let investment opportunity. **NO ONWARD CHAIN.**



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Front Door

Leading to...

Entrance Hall

Built-in cupboard.

Lounge / Diner

double-glazed front-aspect window with attractive open outlook.

Kitchen / Breakfast Room

double-glazed rear-aspect window, equipped with a range of wall and base-mounted units with rolled-top work surfaces, including a

sink and drainer with mixer tap. Recesses include plumbing for automatic washing machine and dishwasher. Further recess with electric cooker point and cooker hood over. Wall-mounted combination boiler.

First Floor Landing

Main Bedroom

double-glazed front-aspect windows with an appealing open aspect, built-in cupboard and wardrobe.

Bedroom Two

double-glazed rear-aspect window, recessed wardrobe.



Bathroom

Obscure double glazed rear aspect window. Suite comprising low level WC, bath with shower over and wash hand basin.

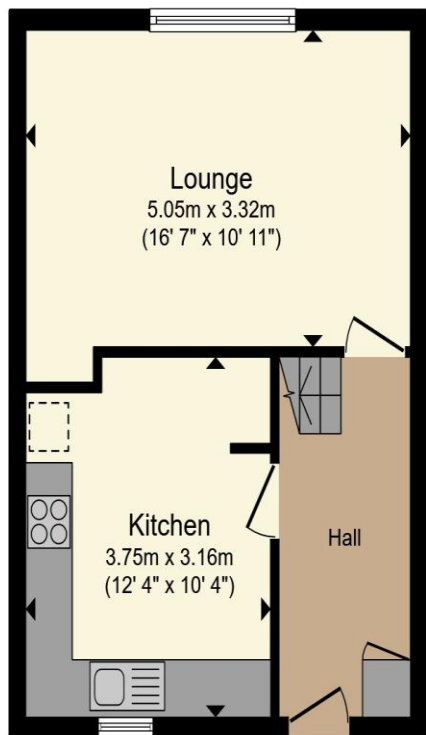
Outside

A low-maintenance and enclosed rooftop garden with built-in storage shed.

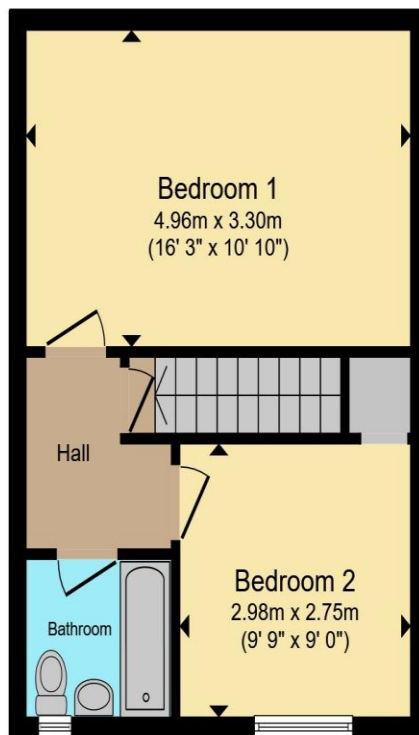
Parking

Off road communal parking bays located to the rear.





Ground Floor



First Floor

Total floor area 71.0 m² (764 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: TTN313487 - 0008

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 184.17

Ground Rent: 10.00

view this property online
connells.co.uk/Property/TTN313487

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Aug 2020. 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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