



Burton Place, Taunton TA1 4HD

welcome to

Burton Place, Taunton

Fox and Sons are delighted to bring to the market this Semi-Detached property, available with NO ONWARD CHAIN. Comprising kitchen/dining room and lounge to the ground floor, two bedrooms, bathroom and a balcony to the first floor.

This well presented house is being offered for sale with NO ONWARD CHAIN. The accommodation is arranged over two floors briefly described as follows: kitchen/dining room, lounge. To the first floor are two bedrooms and a bathroom/WC. The property further benefits from a balcony off the first floor, double glazing, central heating and a town centre location.





Kitchen/Dining Room

16' 5" Max x 7' 9" Max (5.00m Max x 2.36m Max)
Front door leads into the Kitchen. Laminate flooring.
Electric cooker. Radiator. Staircase rising to First
Floor Landing.

Lounge

14' 1" x 9' 1" (4.29m x 2.77m)
Laminate flooring. Radiator. Window.

Cellar

13' 4" Max x 3' 10" Max (4.06m Max x 1.17m Max)
Accessed via a hatch in the lounge.

First Floor Landing

Stairs from ground floor. Storage cupboards. Boiler
cupboard. Door leading out onto the balcony.

Bedroom One

9' 11" Max x 8' 6" Max (3.02m Max x 2.59m Max)
Double Bedroom. Carpeted. Radiator. Window.

Bedroom Two

9' 3" Max x 5' 11" Max (2.82m Max x 1.80m Max)
Single Bedroom. Carpeted. Radiator. Window.



Bathroom

Lino flooring. Suite comprising Bath and shower
over the top and glass shower screen, WC and Wash
Hand Basin. Window and radiator.

Balcony

7' 4" x 17' 1" (2.24m x 5.21m)
Great outdoor space.

Parking

Residents parking available.

Agents Note

In 2023 the property had a new roof, and in 2026
the property had a new boiler-guarantee for both.
Please note that this property is commonhold
property, with no service charges.



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Burton Place, Taunton

- NO ONWARD CHAIN
- Two Bedroom House
- Balcony
- Lounge
- Kitchen/Diner

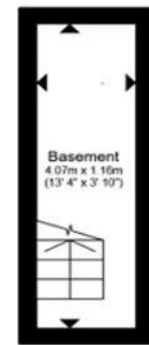
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

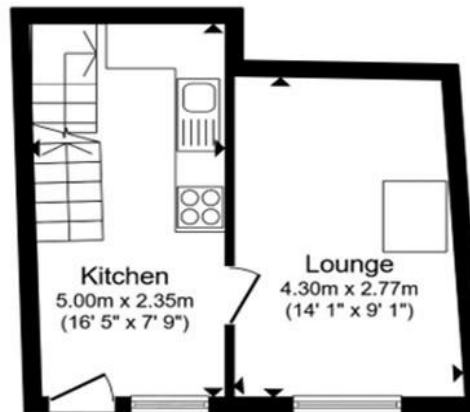
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

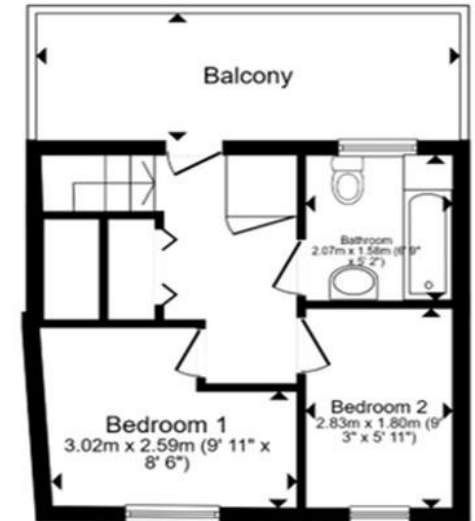
£180,000



Basement



Ground Floor



First Floor

Total floor area 53.7 m² (578 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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Property Ref:
TAU109271 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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