

165 Massingham Park, Taunton, Somerset, TA2 7TN

£800 PCM

A well presented one bedroom purpose built apartment comprising of a lounge, kitchen, double bedroom and a bathroom with a shower over the bath. Allocated parking. Gas central heating and double glazing.

Description
Situating within Taunton, close to local restaurants and within a 10 minute drive to the centre of Taunton is this very well presented one bedroom ground floor flat.

The property comprises of a very good sized living room with two windows providing plenty of light. Off here is a fitted kitchen which is modern and provides a built in oven and hob. A double bedroom is available to the rear away from passing traffic. a very large bathroom finishes the space, with a shower over the bath.

Gas central heating and double glazing throughout, plus allocated parking.

Taunton
Taunton is the county town of Somerset, well known for Somerset County Cricket Club's County Ground and Musgrove Park Hospital. Taunton offers a range of shopping and leisure activities including a cinema and bowling alley.

Disclaimer
Whilst every attempt has been made to ensure our lettings particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Enquiries
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at lettings@weldenedwards.co.uk.

General Conditions Lettings
Upon application we require one weeks rent as a holding fee. This will then be held up to 90 days or until the move in occurs and the money will be used to deduct from the first month's rent. Terms and conditions apply.

- One double bedroom
 - Lounge/diner
 - Bathroom with shower over bath
 - Allocated parking
- Ground floor flat
 - Open plan kitchen
 - Gas central heating
 - EPC rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

