



**Beech Court Tower Street, Taunton TA1 4BH**



**welcome to**

## **Beech Court Tower Street, Taunton**

Fox & Son's Taunton are pleased to present this spacious one-bedroom, first-floor apartment. This property is exclusively available to over 55's and situated in the heart of Taunton with plenty of local amenities at your fingertips.

**Introducing Beech Court, a one-bedroom apartment available to buyers 55-years and over. Positioned on the first floor (accessed via lift or stairs), the property is spacious and well-lit throughout. The kitchen is fully equipped with ample storage, and the bathroom is well-appointed with WC, washbasin, and a large walk-in shower.**

**Externally, the property benefits from a beautifully maintained communal garden, and a car park. Furthermore, the complex offers a communal laundry room, tenants lounge and conservatory, plus a communal kitchen. What's more, tenants have the use of three guest suites (charges apply). Located in the heart of Taunton, you have everything you'll need at your fingertips, plus approximately a 3-minute walk away you will find a bus stop serving major bus routes in and out of Taunton.**





### **Entrance Hall**

Storage cupboard, telecom system, electric heater, carpet.

### **Lounge/Diner**

16' x 10' 4" ( 4.88m x 3.15m )  
Double glazed sliding doors, Juliette balcony,  
electric heater, carpet.

### **Kitchen**

8' 4" x 5' 5" ( 2.54m x 1.65m )  
Double glazed window. Wall and base units, space  
for cooker and two white goods, vinyl flooring.

### **Bedroom One**

11' 9" Max x 10' 4" Max ( 3.58m Max x 3.15m Max )  
Double glazed window. Two fitted wardrobes plus  
storage cupboard, carpet.

### **Shower Room**

Wash hand basin with storage, WC, shower cubicle,  
extractor fan, vinyl flooring.

### **Parking**

Resident parking.



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welcome to

## Beech Court Tower Street, Taunton

- Exclusively Available to the Over 55's
- One Double Bedroom
- Sizeable Lounge/Diner with Juliette Balcony
- Tower Centre Location
- Communal Gardens

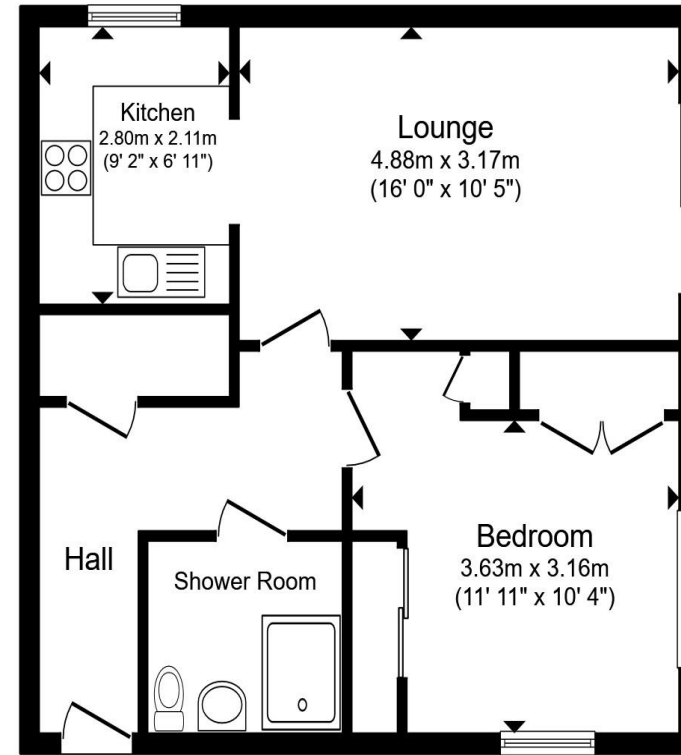
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2587.44

Ground Rent: 150.00

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.

# £85,000



Total floor area 50.6 m<sup>2</sup> (544 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](http://www.propertybox.io)



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Property Ref:  
TAU109255 - 0003

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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