



Taylor's

Liddiard Court, Belfry Drive, Wollaston, DY8 3SD

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This modern one bedroom third floor apartment, exclusively for residents aged 60 and over, is superbly presented throughout, being recently redecorated and recarpeted and offers a comfortable, convenient lifestyle in the heart of Wollaston.

On entering, you are greeted by a welcoming entrance hall with a generous storage cupboard, providing ample space for coats and essentials. The spacious living room benefits from delightful views of the local church and features doors leading into a fitted kitchen complete with a built in oven and hob.

The good sized bedroom comes with built-in wardrobes, offering plenty of storage, and the property is completed by a modern fitted wetroom, designed for both style and practicality.

Residents enjoy a wide range of on-site facilities, including a communal lounge, house manager, emergency pull cords, communal laundry, and a guest suite, ensuring convenience and peace of mind. The apartment is ideally located close to local shops, the village centre, and the church. This property represents a fantastic opportunity for anyone looking to move into a friendly, welcoming community.

Tenure: Leasehold, Length on lease: 125 years from 1 April 1993, Service charge: TBC, Ground rent: TBC. Construction: Standard/Purpose built.
Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D.

Entrance Hall - 2.03m x 2.03m (6'8" x 6'8") At widest points

Storage Cupboard

Kitchen - 2.34m x 2.26m (7'8" x 7'5") At widest points

Living Room - 5.36m x 3.2m (17'7" x 10'6") At widest points

Bedroom - 3.53m x 3.02m (11'7" x 9'11") At widest points

Fitted wardrobes

Wetroom - 2.01m x 1.65m (6'7" x 5'5")

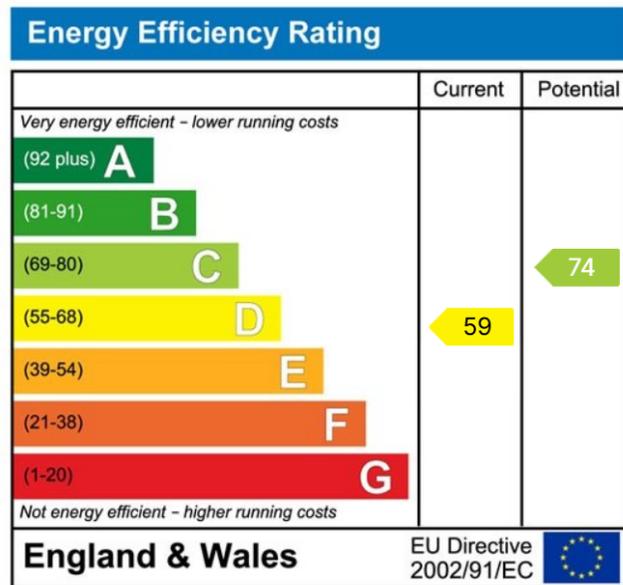




- Beautifully presented throughout
- Fantastic views
- Close to local shops
- No upward chain
- In the heart of Wollaston village
- On site house manager



LIDDIARD CT, DY8 3SD
 Measurements are approximate. Not to scale. Illustrative purposes only
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