

for sale

£240,000



Hovelands Court Trull Road Taunton TA1 4QJ

Benefitting from one of the VERY BEST vantage points in the county town, with SPECTACTULAR westerly facing panoramic views this spacious and BEAUTIFULLY APPOINTED two double bedroomed second-floor apartment simply must be seen to be believed.



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Front Door

Leading to...

Entrance Hall

Wall-mounted electric heater. Built-in cupboard. Intercom.

Lounge / Diner

20' x 12' 2" (6.10m x 3.71m)

Double glazed window to rear. Wall-mounted electric heater. Doorway providing access onto the balcony, where the full extent of the panoramic view can be enjoyed.

Kitchen

12' 9" x 7' 11" (3.89m x 2.41m)

Comprising a comprehensive range of wall and base-mounted units with rolltop work surfaces including a sink and drainer with mixer tap. Plumbing and recess for an automatic washing machine and dishwasher. Integrated electric oven with separate hob and cookerhood over. Partial tiling.

Main Bedroom

15' into wardrobe x 12' 4" (4.57m into wardrobe x 3.76m)

Double glazed window to front. Wall-mounted electric heater. Quadruple built-in wardrobes with overhead storage.

Bedroom Two

13' plus wardrobe x 11' 2" (3.96m plus wardrobe x 3.40m)

Double glazed window to front. Wall-mounted electric heater. Double built-in wardrobes with overhead storage.



Bathroom

Suite comprising low-level WC, bath, separate shower cubicle with integral shower. Pedestal wash hand basin. Obscure double glazed window to rear. Built-in cupboard housing the water tank. Electric heated towel rail.

Garage

Located directly underneath the apartment with up-and-over door.

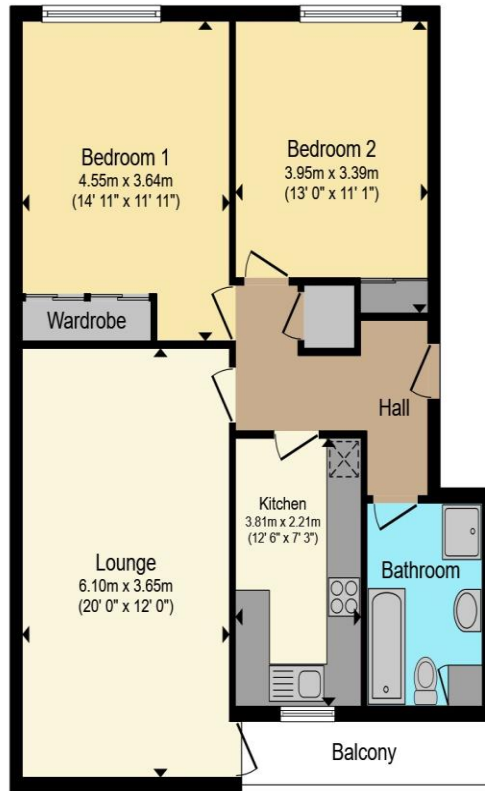
Parking

Off-road communal/visitor parking to the rear.

Outside

There is a communal terrace and area laid to lawn with a seating area, where the ambiance of this wonderful vista can be truly appreciated.





Total floor area 76.0 m² (818 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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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313315 - 0004

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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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.

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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