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estate and letting agents

12 Northfield Gardens, Taunton - TA1 1XN

£130,000

12 Northfield Gardens

- Ground floor two-bedroom retirement apartment
- Popular French Weir area of Taunton
- Garage – one of just four on the development
- Living/dining room with front-facing window
- Fitted kitchen overlooking the communal gardens
- Two good-sized bedrooms
- Refitted shower room
- Modern electric heating and double glazing
- Well-maintained communal gardens and resident/visitor parking
- Site manager, 24-hour Careline and excellent communal facilities

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TOTAL FLOOR AREA - 54.9 sq.m.

TENURE - Leasehold. We are informed the 99 year lease commenced 16/07/1985.. Service charge £119.90 per month and ground rent of £1.

COUNCIL TAX - Somerset Council Tax Band B. Charges payable for 2026/27 - £2,103.24

CONSTRUCTION - Traditional brick and block cavity walls

SERVICES - Main services of electricity, water and drainage are connected. Broadband speeds of up to 1000mbps are available and good mobile signal across the four main networks (source: Ofcom)

EPC Energy Efficiency Rating: D






Hotpoint





A well-positioned ground floor two-bedroom retirement apartment situated in the popular French Weir area of Taunton, enjoying attractive, well-maintained communal gardens and convenient level access to a range of local amenities. A particularly appealing feature is the garage, with the property being one of just four on the development to benefit from this facility. Further benefits include a site manager, a 24-hour Careline system, resident/visitor parking and communal facilities including a meeting room and utility.

The accommodation comprises an entrance hall, a living/dining room with a front-facing window, a fitted kitchen overlooking the communal gardens, two good-sized bedrooms and a refitted shower room. Further benefits include modern electric heating and double glazing.

Ideally suited to those seeking comfortable, manageable accommodation within easy reach of Taunton town centre, French Weir and a local doctors' surgery.

The property enjoys access to well-maintained communal gardens, laid principally to lawns with attractive flower and shrub borders, various seating areas and rotary drying lines. Resident and visitor parking spaces are also available.

Additional communal facilities include a meeting hall, a utility room and an en-suite guest room for visiting friends and family. The property also benefits from its own garage, a relatively rare feature on the development, with just four properties enjoying this advantage.

THE AREA

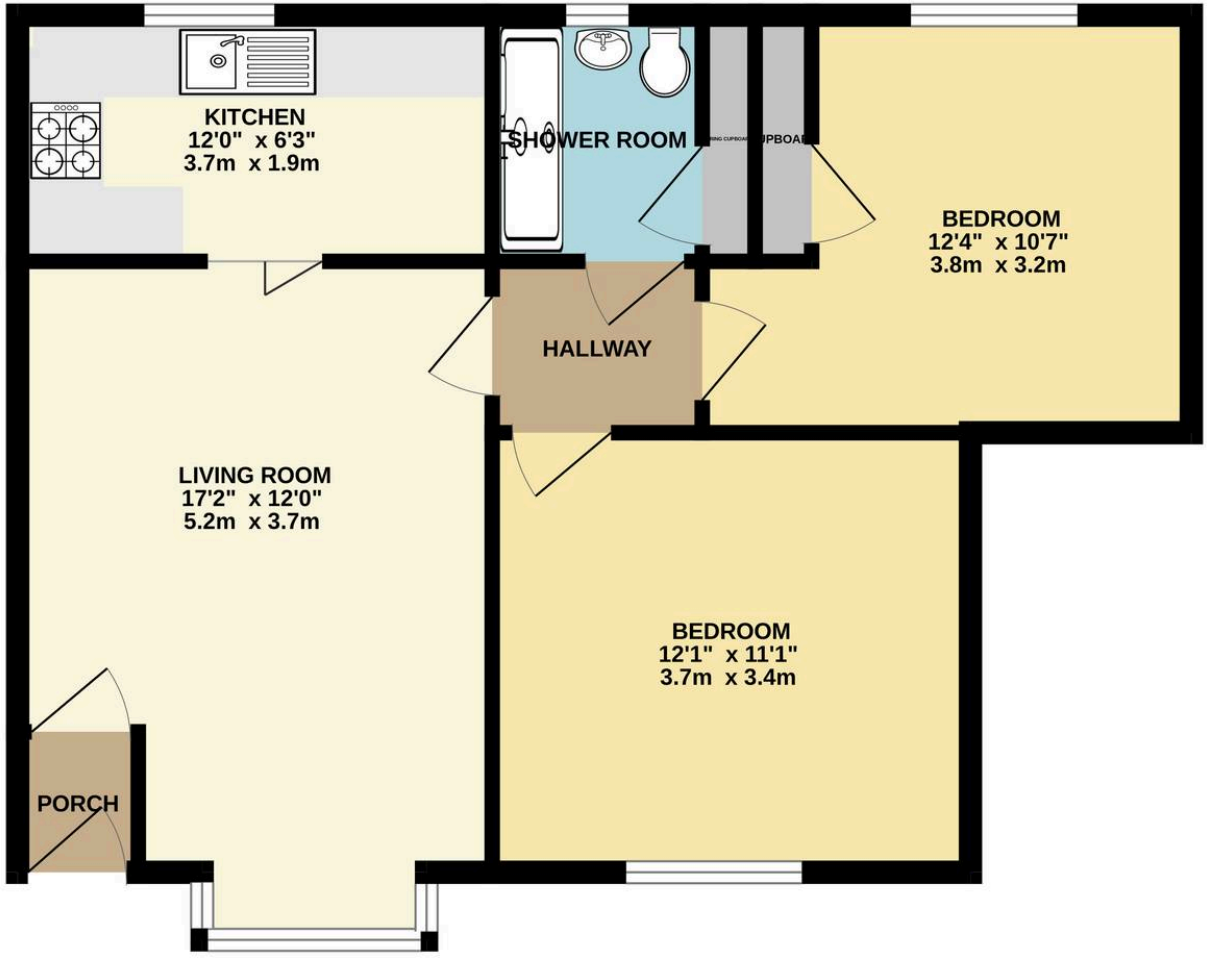
Northfield Gardens is situated in the established French Weir area of Taunton, offering a convenient setting for retirement living. The location provides easy, level access to Taunton town centre, with its range of shops, cafés, restaurants and other amenities, as well as the nearby French Weir recreational area and local doctors' surgery. The combination of a convenient location, communal facilities and on-site support makes this an appealing option for those seeking independent retirement living with added reassurance.







GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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