Connells

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for sale

£130,000



East Reach Taunton TA1 3EX

Modern one-bedroom first-floor apartment built to energy-efficient Passive House standards, featuring an open-plan living space, high-specification finish, secure bike storage and a convenient town centre location. Ideal for first-time buyers and investors alike.



East Reach Taunton TA1 3EX

Entrance Hall

Entrance door opening into the welcoming entrance hall with access to all principal rooms. Useful storage space and Karndean flooring continuing through much of the apartment.

Kitchen / Living / Dining Room

A bright and spacious open-plan living area, ideal for both everyday living and entertaining. The lounge and dining areas enjoy plenty of natural light from front-aspect triple-glazed windows. The contemporary fitted kitchen is finished to a high specification with a range of wall and base units, work surfaces, integrated oven and hob with extractor over, stainless steel sink and drainer, space and plumbing for appliances, and ample room for dining furniture.

Bathroom

Modern bathroom fitted with a contemporary white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin with vanity storage beneath, low-level WC, heated towel rail, extractor fan and complimentary tiling.

Outside

The development benefits from secure communal entrances and a lockable cycle store. Residents also enjoy easy access to Taunton town centre, local amenities, transport links and Taunton railway station.

Agents Note

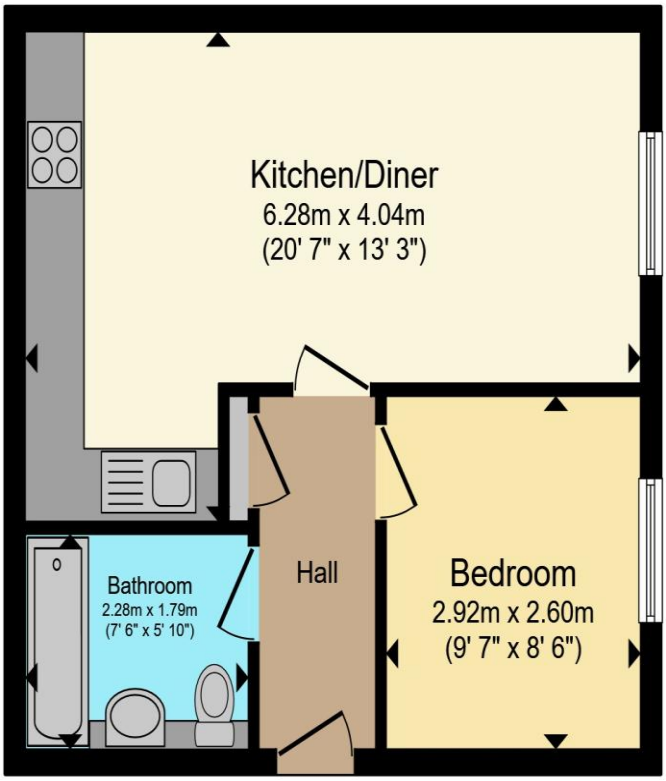






The apartment forms part of an energy-efficient development constructed to Passive House principles, incorporating triple glazing, photovoltaic solar panels and an A+ rated Mechanical Ventilation Heat Recovery (MVHR) system, helping to reduce energy consumption and enhance year-round comfort. Ideal for first-time buyers, professionals and investment purchasers.





Total floor area 37.1 m² (400 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: TTN314057 - 0005

Tenure:Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1221.37

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/TTN314057

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require 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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