



Flat 6, 17 Clifton Terrace Taunton TA2 7BL

£95,950

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SECOND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs	A		
Decent	B		
Decent	C		
Decent	D		
Decent	E		
Decent	F		
Decent	G		
Not energy efficient - higher running costs			

TOTAL FLOOR AREA - 307 sq.ft. (28.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual, finished 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, fixtures and appliances shown here are not bound and no guarantee, as to their operability or efficiency can be given.
Made with MyPlan 12/2015

Features

- Entrance Hall
- Living Room
- Kitchen
- Double Bedroom
- Shower Room
- Allocated parking
- Electric heating
- Double glazing
- Laundry Room
- Share of Freehold
- Lease term 200 years from 2003, 176 years remaining
- Management charge £720 pa
- Council tax band A
- What3words: ///going.before.lost
- NB. Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor prior to exchange of contracts

In this convenient location within easy reach of the train station and town centre is this 2nd floor apartment with allocated parking. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.