

for sale

offers in excess of **£100,000**



## Beech Court Tower Street Taunton TA1 4BH

Surely ONE OF THE FINEST apartments in this fabulous town centre enclave, with SURPRISINGLY SPACIOUS rooms this top floor flat has NO ONWARD CHAIN. A viewing comes recommended.



# Beech Court Tower Street Taunton TA1 4BH

## Front Door

leading to...

## Entrance Hall

Intercom, wall-mounted night storage heater.

## Lounge/Diner

Double-glazed Velux window to side with a double-glazed dormer-style window to rear. Feature electric fireplace, wall-mounted night storage heater, and further wall-mounted electric heater.

## Kitchen

Equipped with a double-glazed Velux-style window to rear. Range of wall and base mounted units with roll-top work surfaces. One and a half bowl sink and drainer with mixer tap, integrated electric oven with hob and splashback, and integrated fridge freezer.

## Bedroom One

Double-glazed dormer-style window to rear. Built-in wardrobe and recessed cupboard.

## Shower Room

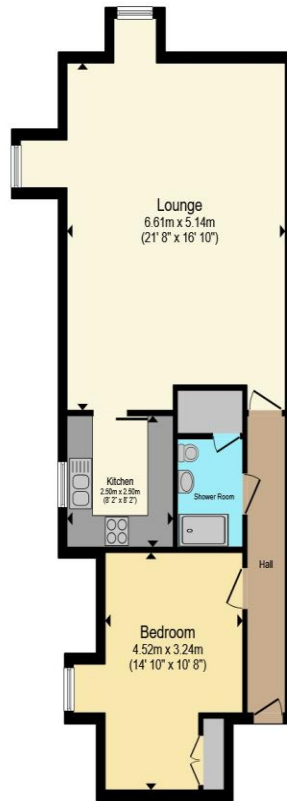
Suite comprising low-level WC, pedestal wash hand basin, and



twin shower cubicle with a wall-mounted electric shower.

Recessed utility/airing cupboard which houses the water tank.





Total floor area 67.4 m<sup>2</sup> (725 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN313653 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2900.00

Ground Rent: 149.00

**[view this property online connells.co.uk/Property/TTN313653](http://connells.co.uk/Property/TTN313653)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1989. 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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