



Flat 2, 62 Trull Road, Taunton TA1 4QL

£305,000

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Situated in a sought-after area close to the town centre, this charming three-bedroom ground floor flat offers spacious and well-presented accommodation with a wealth of period character. The property features a hallway, a generously sized kitchen/dining room that opens into a sitting room, three bedrooms, a bathroom, and a bright sunroom. Externally, the flat benefits from a single garage, communal gardens, and residents' parking.

Tenure: Share of Freehold / Energy Rating: D / Council Tax Band: D

A beautifully presented ground floor flat forming part of an impressive Victorian building, this property is highly recommended for internal viewing. Warmed by gas central heating, the accommodation showcases a wealth of charming period features, including high corniced ceilings and tall bay windows. To the rear, the flat enjoys stunning views towards the picturesque Quantock Hills. Ideally located, the property offers easy access to the town centre, which provides a wide range of shopping, leisure, and cultural amenities.

GROUND FLOOR FLAT
THREE BEDROOMS
PERIOD FEATURES
OFF-ROAD PARKING & SINGLE GARAGE
WALKING DISTANCE OF THE TOWN CENTRE
HIGHLY SOUGHT-AFTER RESIDENTIAL AREA
ATTRACTIVE VIEWS TOWARDS THE QUANTOCK HILLS
FORMING PART OF AN IMPOSING VICTORIAN BUILDING
LONG LEASE





Entrance Hall

Sitting Room

15' 7" x 12' 1" (4.75m x 3.68m) Bay window.

Kitchen/Dining Room

15' 7" x 14' 2" (4.75m x 4.31m) Bay window with views towards the Quantock Hills.

From Hall, access to;

Bedroom 1

14' 2" x 11' 10" (4.31m x 3.60m)

Bedroom 2

10' 8" x 7' 2" (3.25m x 2.18m)

Bedroom 3

9' 2" x 7' 10" (2.79m x 2.39m)

Utility/Sun Room

8' 8" x 5' 5" (2.64m x 1.65m)

Bathroom

Outside

Communal gardens and communal graveled parking as well as visitors parking with a sloping drive leading down to a garage and further garden area.

Tenure and Outgoings

The property is leasehold with a share of the freehold and benefits from a 999 year lease dated from 25th December 1987 (961 years remaining). The annual service charge is £1,800.



GROUND FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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