



Flat 8 Dellers Court

Council Tax band: B

Charges payable for 25/26 - £2,007.48

Tenure: Leasehold. 94 years remaining on the lease

Service charge to 01.09.25 - £2913.61. Ground rent: £520.02

EPC Energy Efficiency Rating: C

- A well presented ground floor retirement apartment in Dellers Court
- Private patio – perfect for relaxation and entertaining
- Living/dining room with direct patio access
- Fitted kitchen
- Double bedroom and shower room with window
- Entrance hall with walk-in store
- Communal lounge, utility room, and guest flat
- Resident and visitor parking
- Central Taunton location

Main services of electricity, water and drainage are connected.

Broadband speeds of upto 1800mbps is available.





A beautifully appointed ground floor retirement apartment, **8 Dellers Court** enjoys a prime position bordering the River Tone in the heart of Taunton. Offering comfortable and convenient living, this apartment is ideal for those seeking a tranquil yet central location. The property features a welcoming **entrance hall** with a walk-in store, leading into a spacious **living/dining room** that opens directly onto a **private patio area**, perfect for relaxing or entertaining while enjoying the riverside setting. The **fitted kitchen** provides a functional and stylish space for preparing meals.

The accommodation comprises a generous **double bedroom** and a **shower room** with a window to the end elevation, providing light and ventilation.

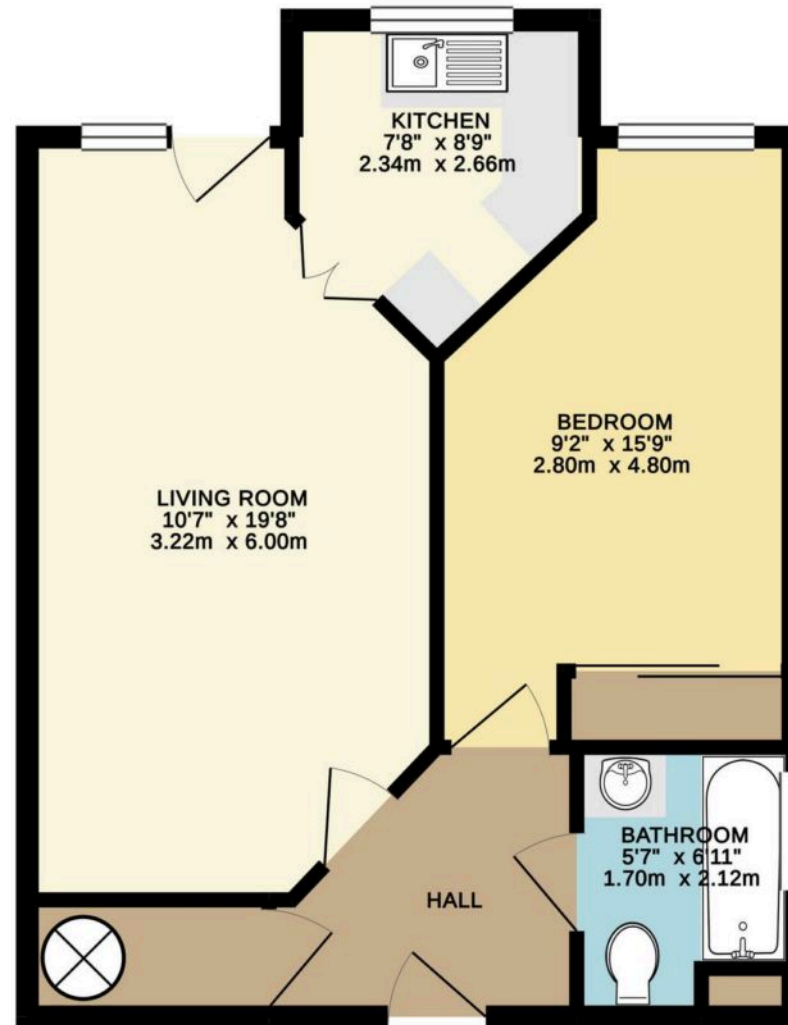
Residents of Dellers Court benefit from a range of communal facilities including a **lounge, utility room**, and the convenience of a **guest flat** for visiting friends or family. **Resident and visitor parking** adds to the ease of living in this well-managed development.

Garden

This charming outdoor space provides the perfect setting for morning coffee, evening relaxation, or entertaining friends. Low-maintenance and private, the patio extends the living space outdoors and makes the most of the apartment's enviable ground-floor position.



GROUND FLOOR 472 sq. ft.
(43.8 sq. m.)



TOTAL FLOOR AREA : 472 sq. ft. (43.8 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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