

for sale

offers in the region of **£200,000**



Waterside Place Castle Street Taunton TA1 4BT

An **EXCITING OPPORTUNITY** to acquire this immaculately presented **TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT**, enjoying a prime **RIVERSIDE LOCATION** in the heart of Taunton. The property benefits from modern **OPEN-PLAN LIVING**, walking distance of the Town Centre, French Weir Park, riverside walks. **Must See!**



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Communal Entrance

A secure keypad entry system provides access to the main foyer, with lifts serving the upper floors.

Front Door

Leading to...

Entrance Hall

A spacious and welcoming entrance hall, with an electric wall heater and doors leading to the main accommodation.

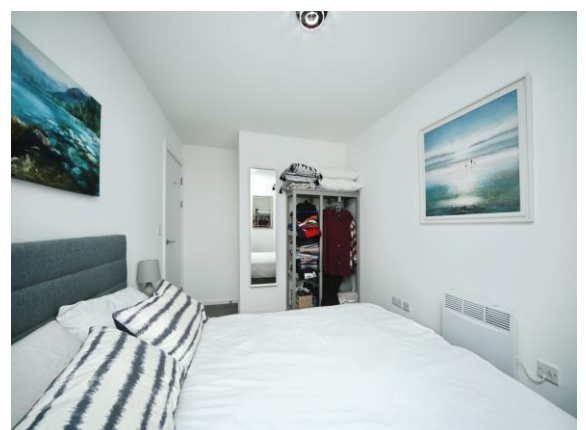
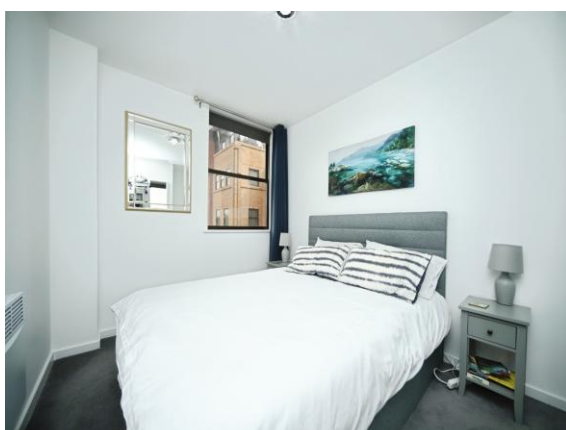
Kitchen / Lounge

A spacious and immaculately presented open-plan kitchen/lounge/diner, offering a bright and versatile living space with room for both seating and dining areas. The kitchen is fitted with a modern range of wall and base units, worktop space, sink and drainer, and a range of integrated appliances including an oven, hob, extractor, fridge-freezer, dishwasher and washing machine. The room also benefits from wood-effect flooring, recessed ceiling lighting and a window allowing natural light into the living area.

Bedroom One

A well-presented double bedroom, neutrally decorated with carpeted flooring and a window allowing natural light into the room. The bedroom also benefits from an electric wall heater.

Bedroom Two



A further double bedroom, neutrally decorated with carpeted flooring and a window allowing natural light into the room. The room also benefits from an electric wall heater.

Bathroom

A well-presented bathroom fitted with a bath with shower over and glass screen, wash hand basin and low-level toilet. The room also benefits from part-tiled walls, recessed ceiling lighting, tiled flooring and a heated towel rail.

Outside

Parking

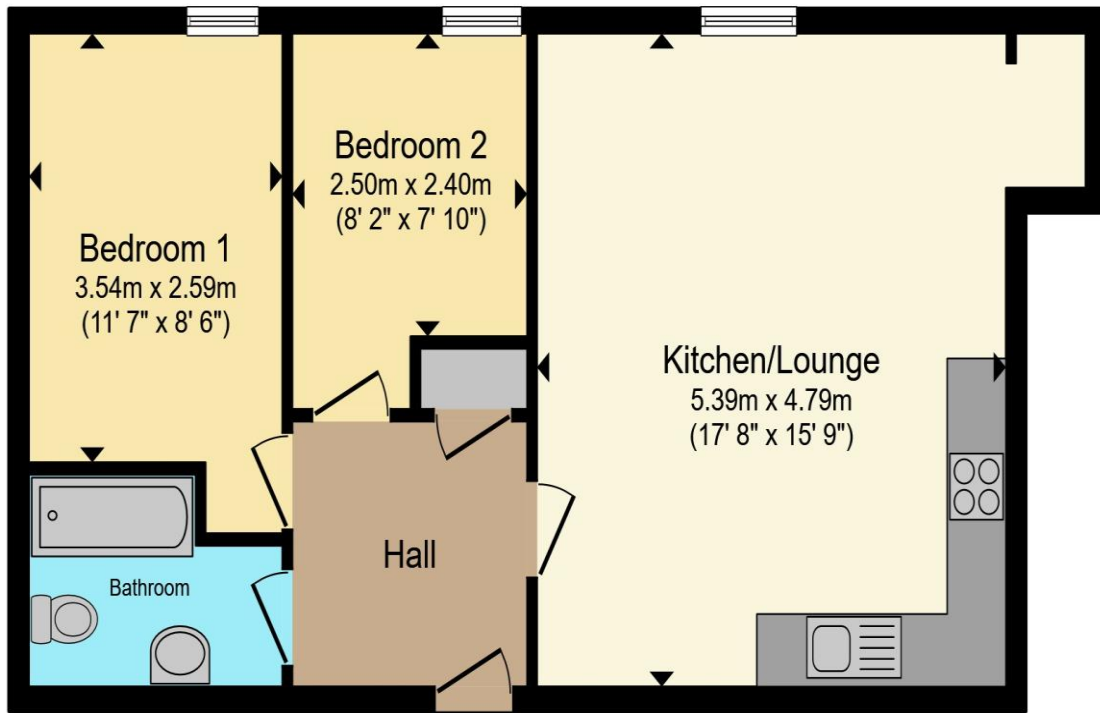
There is allocated parking for one and visitor spaces on site.

Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





Total floor area 54.8 m² (590 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



To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313684 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/TTN313684

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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