



12, Monmouth Court, Taunton

- Well-presented two bedroom first floor apartment
- Secure gated development
- Allocated parking space
- Spacious living/dining room
- Well-appointed kitchen with integrated appliances
- Two good-sized double bedrooms
- Extensive built-in wardrobe to one bedroom
- Modern refurbished bathroom with rainfall shower over bath
- New boiler with 10-year warranty
- New flooring and full redecoration throughout

TOTAL FLOOR AREA – 58 sq.m.

TENURE – Leasehold. 125 year lease from 2007.
Service charge 2026/27 – £1518.84. Ground rent – £200 per annum.

COUNCIL TAX – Somerset Council Tax Band B.
Charges payable for 2026/27 – £2,103.24

SERVICES – Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1000mbps are available and good mobile signal across the four main networks.





Flat 12 Monmouth Court is a well-presented two bedroom first floor apartment forming part of this established and securely gated development on the outskirts of Taunton. The property benefits from allocated parking, communal gardens and a secure communal entrance with door entry system.

The apartment has been thoughtfully improved by the current owner and is now presented in excellent decorative order throughout. The accommodation comprises an entrance hall leading into a generous living/dining room, with a well-appointed kitchen situated off and fitted with a range of integrated appliances. An inner hall leads to two good-sized double bedrooms, one of which benefits from an extensive built-in wardrobe, together with a modern refurbished bathroom incorporating a rainfall shower over the bath.

The current owner has carried out a comprehensive programme of improvements, including the installation of a **new boiler with a 10-year warranty**, radiator refurbishment, new flooring throughout and full redecoration. The bathroom has also been renovated, including a new sink, shower, shower screen, taps, mirror, radiator and flooring.

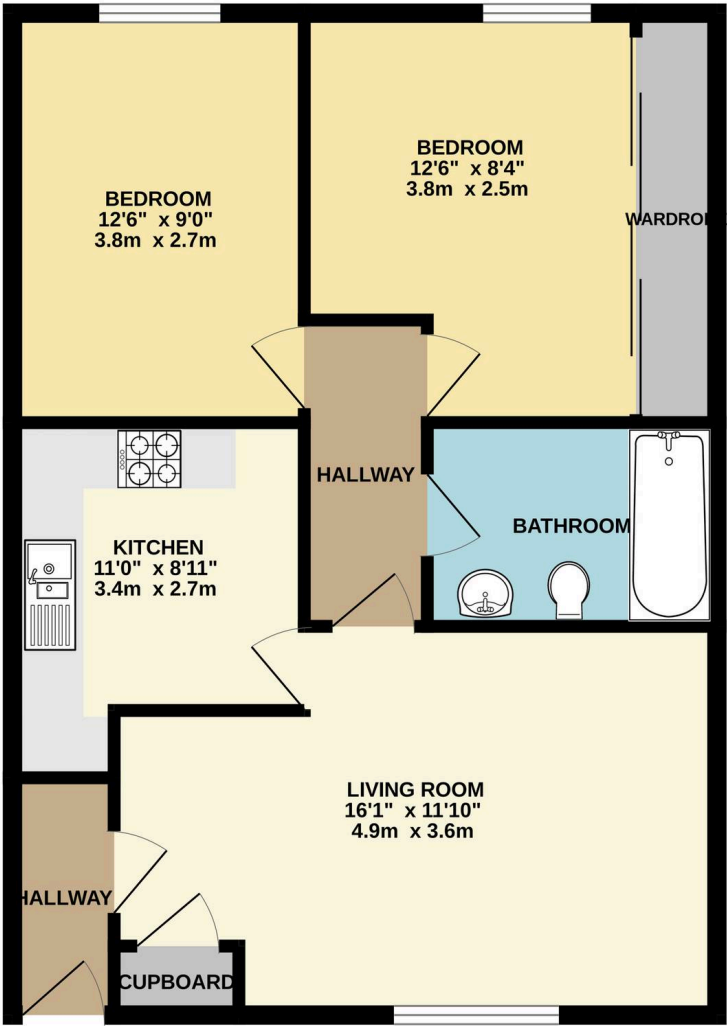
Outside, Monmouth Court is approached via secure entrance gates and provides well-maintained communal gardens together with an allocated parking space.

Monmouth Court is situated on Bindon Road on the outskirts of Taunton, the county town of Somerset. Taunton provides an excellent range of shopping, recreational and leisure facilities, together with a good selection of schools, supermarkets, cafés, restaurants and public houses.

The town benefits from a mainline railway station with regular services to London, Bristol and Exeter, whilst Junction 25 of the M5 motorway is readily accessible, providing excellent road connections throughout the South West and beyond. The property therefore offers a convenient combination of easy access to Taunton and a secure, well-maintained residential setting.



GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 604sq.ft. (56.1 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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