



Edward Court, Plais Street, Taunton, TA2 7DX

welcome to

5 Edward Court, Plais Street, Taunton

A well-presented Section 106 two-bedroom coach house situated in a quiet cul-de-sac, featuring spacious open-plan living, two good-sized bedrooms, allocated parking, private outside space, and convenient access to local amenities and Taunton town centre.

Entrance Hall

Double Glazed. Radiator. Built-in storage cupboard. Ceiling Light.

Open Plan Living

Two double glazed windows. Fitted units on both floor and wall. Working surfaces. Space for white goods. Space for dining and lounge furniture.

Inner Hallway

Laminate floor. Skylight window. Access to loft. Built in storage. Radiator.

Bedroom 1

Double glazed window. Radiator. Built in storage. Ceiling light.

Bedroom 2

Double glazed window. Radiator.

Bathroom

Skylight. Bath with shower. Wash basin. Tiled floor. Heated towel rail. Extraction fan.

Garden

Private patio garden area.

Parking

Allocated Car Parking Space.





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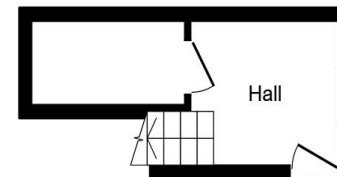
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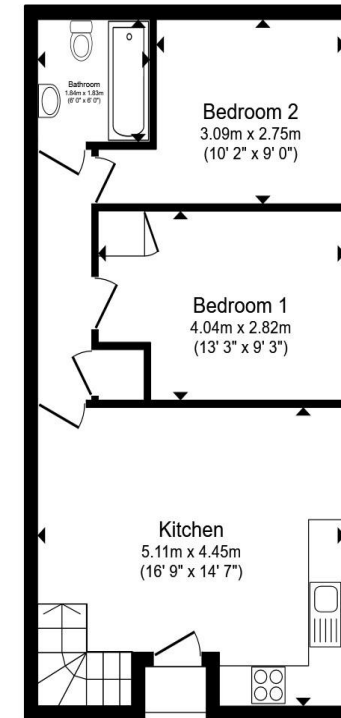
- S106 Well Presented Two well-proportioned bedroom Coach House!
- 100% Ownership with 30% Discount.
- Quiet cul-de-sac location close to amenities and Taunton town centre
- Allocated Car Parking Space
- Own Private Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£129,500



Ground Floor



First Floor

Total floor area 59.1 m² (636 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

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Property Ref:
TAU109684 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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