

WARE & CO
estate and letting agents



Summerfield Court, French Weir Close,
Taunton, Somerset, TA1 1XJ
£167,500



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- * A stunning purpose built first floor apartment in French Weir
- * No onward chain
- * Beautifully presented throughout
- * Spacious living/dining room with superb views over French Weir Park
- * Fitted kitchen with integrated freezer
- * Three bedrooms
- * Refitted bathroom
- * Larger than average single garage
- * Well tended communal gardens with resident/visitor parking
- * Highly recommended by the sole agents, Ware & Company



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THE PROPERTY:

Standing in the highly sought after French Weir of Taunton on an enviable plot adjoining French Weir Recreational Park, this purpose built first floor apartment boasts adaptable and spacious three bedroom accommodation with superb parkland views. The block is maintained to a very high standard and includes a modern door entry system and movement sensor lighting to the hallways and stairwells, well tended gardens laid in the main to lawns and ample resident/visitor parking space. The flat is offered with modern night storage heating and briefly comprises an entrance hall with a number of fitted store cupboards, large living/dining room, refitted kitchen with integrated freezer, three bedrooms and a refitted bathroom.

A viewing is strongly recommended to fully appreciate this fantastic apartment and the outlook it enjoys.

THE LOCATION:

Summerfield Court is located in French Weir Close which borders French Weir Recreational Park, The town centre is a short walk away through Goodlands Gardens and there is a Tesco Superstore, two to three minutes walk over the weir. The County Town of Taunton offers a superb variety of shops, bars and restaurants, high street banks, The Brewhouse Theatre and The Somerset County Cricket Club. For the commuter, there is a mainline railway station (London Paddington in under two hours), a national bus station and easy access to the M5 Motorway at Junction 25.

TENURE:

Leasehold. Service charge: £876 per annum. Detailed breakdown on request.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

TOTAL FLOOR AREA:

87 sq.m.

SUMMARY ACCOMMODATION:

Communal Entrance Hall:

Entrance Hall:

Living/Dining Room: 5.85m (19'2") x 3.51m (11'5")

Kitchen: 3.41m (11'2") x 2.74m (9'0")

Bedroom 1: 4.82m (15'8") x 2.68m (8'8")

Bedroom 2: 3.63m (11'9") x 3.02m (9'9")

Bedroom 3: 2.62m (8'6") x 2.41m (7'9")

Bathroom: 2.35m (7'7") x 1.74m (5'7")

SERVICES:

Main services of electricity, water and drainage are connected. Modern night storage heating and secondary double glazing. Telephone and broadband are currently connected, subject to TELECOM regulations.

