



WARE & CO
estate and letting agents

Flat 13, Portland Grange Upper High Street, Taunton – TA1 3PZ
£115,000

Flat 13 Portland Grange

Upper High Street, Taunton

- A smart well presented over 55's second floor apartment
- No onward chain
- Delightful, well-kept communal gardens
- Light and airy living/dining room
- Separate kitchen
- Two good sized bedrooms
- Shower room
- Communal entrance hall with lift and stairs to all floors
- Residents' and visitors' parking
- Within walking distance of Taunton town centre

COUNCIL TAX

Somerset Council Tax Band B. Charges payable for 2025/2026 - £2,007.48

SERVICES

Main services of electricity, water and drainage are connected. Broadband speeds of upto 1,000mbps are available and good mobile coverage across EE, O2, Vodafone and Three (source: Ofcom).

EPC Energy Efficiency Rating: D





Set within the sought-after Portland Grange development, Flat 13 offers comfortable, low-maintenance living just moments from Taunton's vibrant town centre. Located on the second floor and served by both stairs and a lift, this neatly arranged two-bedroom over 55's apartment provides an ideal option for those seeking convenience, security and a welcoming community environment.

The accommodation comprises an entrance hall with a fitted cloaks cupboard, a bright living/dining room, a separate kitchen, two well-proportioned bedrooms and a shower room. Large windows bring in plenty of natural light, while the layout offers both practicality and flexibility for everyday living.

Residents of Portland Grange enjoy beautifully maintained communal gardens, together with on-site parking for both residents and visitors. The property is perfectly positioned for easy access to Taunton's excellent range of shops, cafés, services and transport links, all within comfortable walking distance.

TOTAL FLOOR AREA

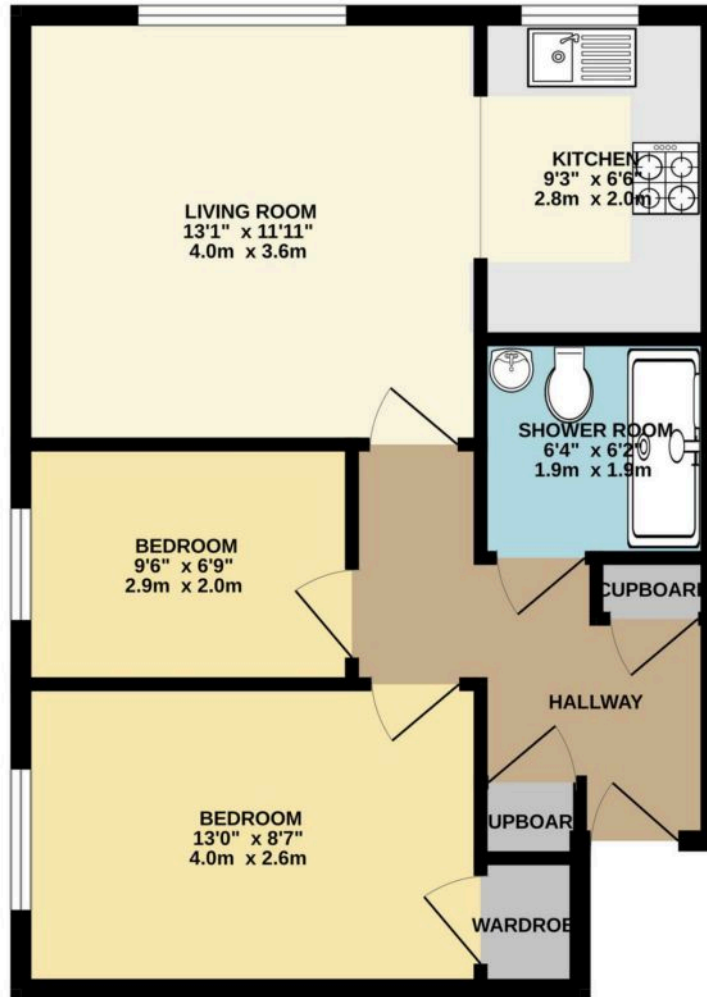
51 SQ.M.

TENURE

Leasehold. 125 year lease from 27.09.1995. Service charge £2204.00 pwer annum and ground rent £100 per annum.



TOP FLOOR
505 sq.ft. (46.9 sq.m.) approx.



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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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