STAGS



35 Northfield Court

35 Northfield Court, Pollards Way, Taunton, Somerset, TA1 1AD







Taunton Town Centre 0.5 miles, railway station 0.6 miles

A modern, well presented, second floor purpose built apartment with secure, allocated parking in a convenient location close to the Town Centre and French Weir park.

- Second floor apartment
- Open plan living/kitchen area
- Two double bedrooms
- Family bathroom
- Allocated parking space
- Convenient location
- Walking distance to town
- Council Tac Band B
- EPC Rating C
- Leasehold

Guide Price £150,000

SITUATION

The beauty of this property is its superb central location situated within the heart of Taunton so there is easy access to a range of amenities including shops, restaurants and leisure facilities.

The Town Centre and French Weir park are a short walk away offering miles of footpaths and access to the River Tone.

DESCRIPTION

This well-presented, purpose-built second-floor apartment offers an ideal combination of modern living and convenient town-centre positioning. The property features two double bedrooms, a bright open-plan living space and allocated permit parking - making it an appealing home for first-time buyers, downsizers or investors.

ACCOMMODATION

The accommodation comprises an inviting entrance hallway leading into a bright open-plan living area, enhanced by large front-facing windows. The kitchen features a well-appointed range of matching wall and base units, offering ample storage and space for essential appliances. Both bedrooms are generously proportioned, providing comfortable space for a double bed. The contemporary bathroom is complete with a stylish suite and a bath with shower over.

In addition to its location the property benefits from allocated (permit) parking, gas central heating and double glazing throughout.

SERVICES

Mains drainage, gas, electricity and water. Gas fired central heating. Ultrafast broadband available (Ofcom), mobile signal good (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of Taunton take North Street north over the bridge into Bridge Street. Take the first left at the traffic lights, then the second right into Wood Street. Take the second left into Pollards Way and the turning into Northfield Court can be found after a short distance on the right hand side

TENURE

This is a leasehold property with the remainder of the 125 year lease still to run (start date January 2007). Ground rent £125 per year. Service charge £120 per month.

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 662234 or rentals.somerset@stags.co.uk.









Approximate Gross Internal Area = 47.8 sq m / 514 sq ft

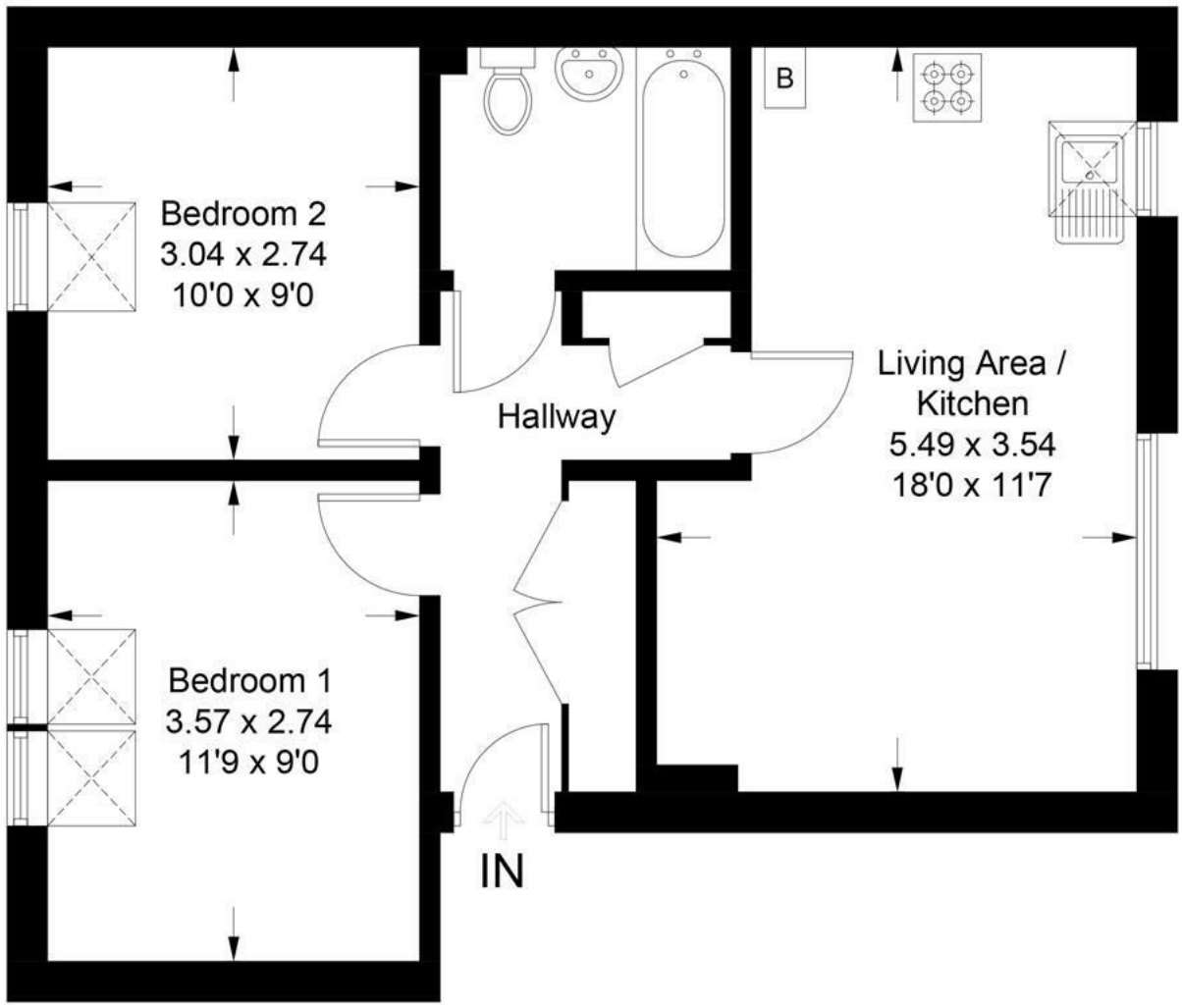
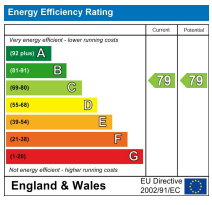


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288172)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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