



GIBBINS RICHARDS 

3 Bath House, 14 Wellington Road, Taunton TA1 4EQ

£240,000

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Making home moves happen

**\*No onward chain \*Attractive Grade II Listed building \*Single garage \***

**A spacious two bedroomed penthouse apartment set within a characterful Grade II listed building, ideally located just a short walk from the town centre.**

**Tenure: Leasehold / Energy Rating: D / Council Tax Band: D**

**Offered to the market with no onward chain, this well-presented penthouse provides generous accommodation throughout. The property comprises a bright sitting/dining room with access to a terrace, a fitted kitchen, two double bedrooms, including a principal bedroom with an en-suite shower room and access to a second terrace, and a separate family bathroom. Externally, the property benefits from a single garage and two large private terraces enjoy lovely elevated views, providing excellent outdoor space. Ideally situated within walking distance of Musgrove Park Hospital, as well as a wide range of local amenities including shops, cafés, restaurants, and leisure facilities. The town centre is also easily accessible on foot, making this a convenient and highly desirable location.**

Grade II Listed penthouse

Two double bedrooms

En-suite shower room

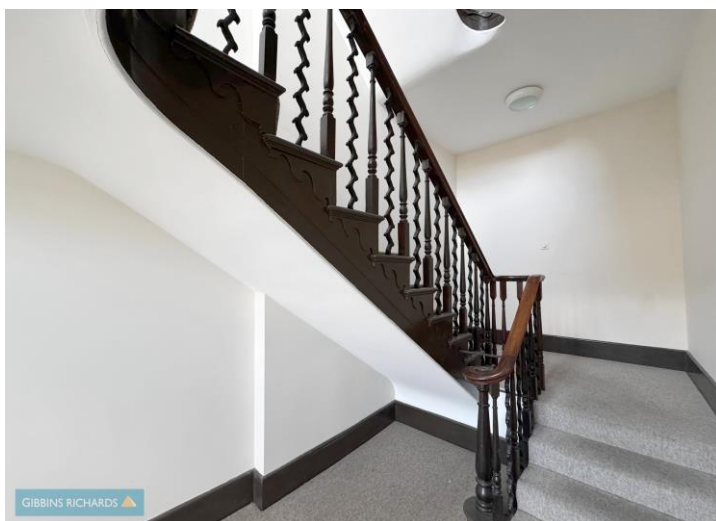
Two large terraces

Single garage

Walking distance to the town centre

Gas central heating

No onward chain





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Entrance Hall

Sitting/Dining Room 27' 7" x 13' 9" narrowing to 12' 0" (8.40m x 4.19m narrowing to 3.65m)  
Access to terrace.

Kitchen 12' 3" max x 8' 0" max (3.73m max x 2.44m max)

Bedroom 1 13' 3" x 10' 1" max (4.04m x 3.07m max)  
Access to terrace.

En-suite 6' 5" x 2' 8" (1.95m x 0.81m)

Bedroom 2 11' 9" x 10' 3" narrowing to 9' 6" (3.58m x 3.12m narrowing to 2.74m)

Bathroom 7' 7" x 5' 3" (2.31m x 1.60m)

Tenure & Outgoings The property is held on a 999 year lease from 29 September 1983. The current service charge is £1,881.69 per six month period.



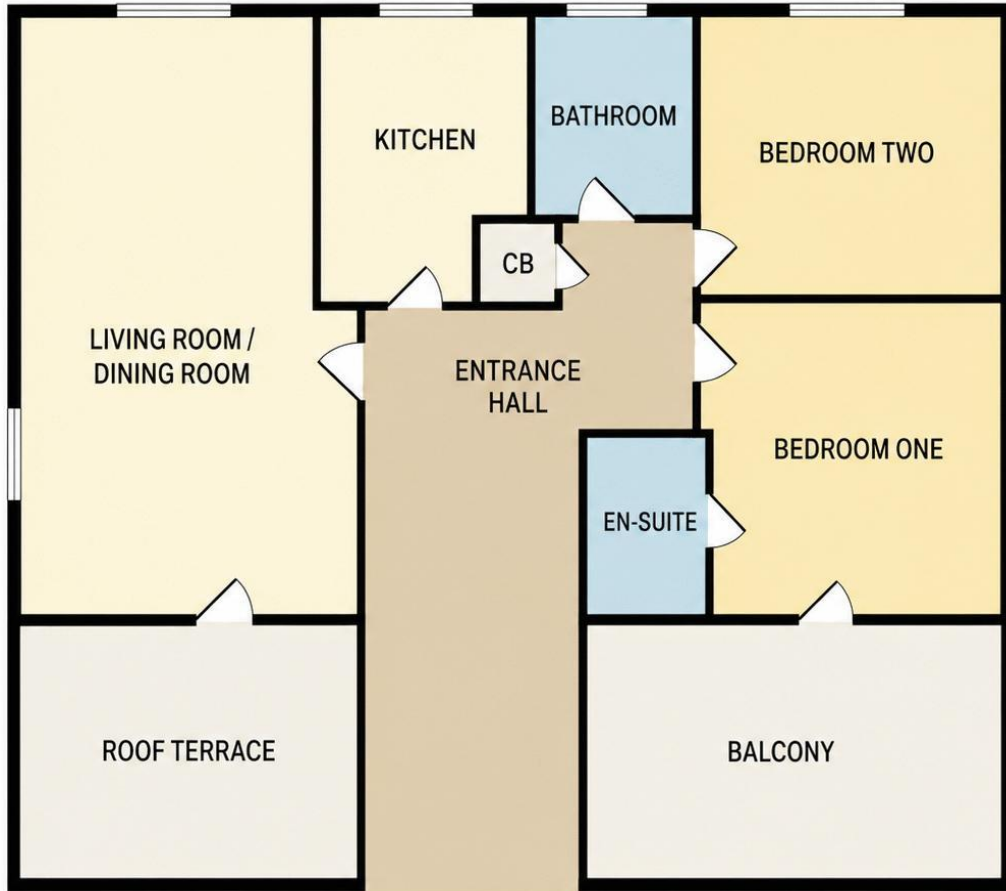
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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