



## 20 Chaucer Court, East Reach Taunton, , TA1 3FH

£139,995  
Leasehold

- Two Bedroom First Floor Flat
- Open Plan Living Room/Kitchen
- White Suite Bathroom
- Secure Gated Development
- Allocated Parking
- No Onward Chain



## PROPERTY DESCRIPTION

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Newton King are delighted to offer to the market this well presented two bedroom flat situated in a gated development just a short walk from Taunton Town Centre and offering good access to the M5 Motorway. The property benefits from an ALLOCATED PARKING space and is regarded as a must view.

In brief the property comprises entrance hall, open plan living room/kitchen, white suite bathroom, large master bedroom and the second bedroom. The property is well presented throughout and is sure to be snapped up quick, please don't hesitate to contact us.

Council Tax Band B, EPC Rating C

The property is available with no onward chain . Please contact Newton King to arrange an accompanied viewing between the hours of 9am and 6pm.

- Leasehold

- Lease term 125 years from 1/1/08 – 109 years remaining

- Service charge £1404.72 pa

- Service charge review date - annually

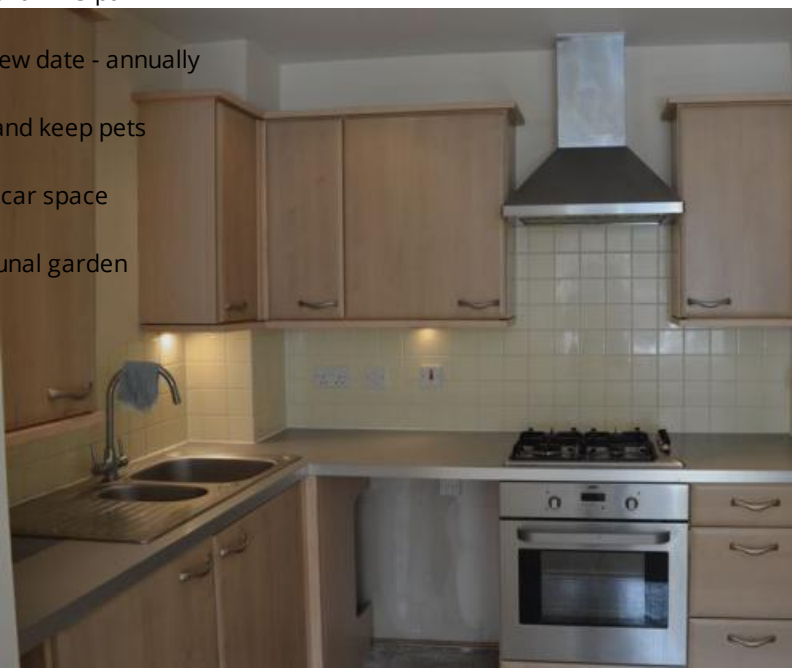
- Ground rent £175 pa

- Ground rent review date - annually

- Can sublet and keep pets

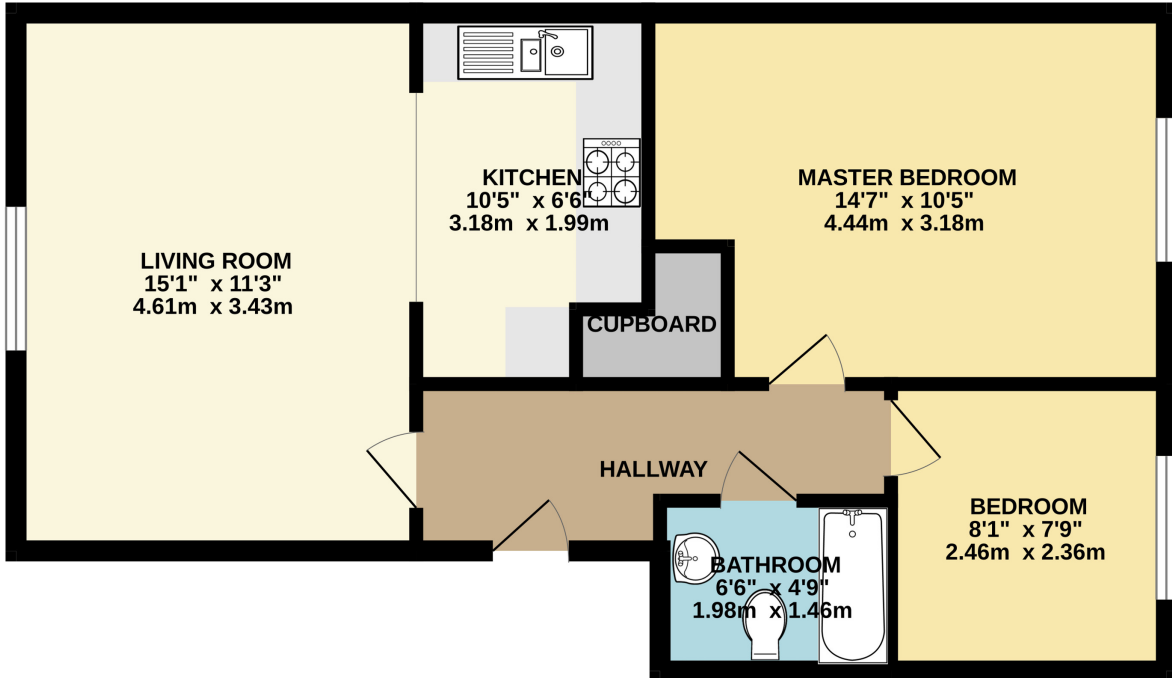
- Can use car space

- No communal garden





GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	