

FOR SALE

£135,000 Leasehold



8 Chaucer Court, East Reach Taunton, , TA1 3FH

**£135,000
Leasehold**

- 2 Bedroom Apartment
- First Floor
- Allocated Parking Space
- Secure Gated Complex
- Excellent Decorative Order
- Double Glazed and Gas Central Heating
- Town Centre Location
- Rental potential £995pcm excluding bills
- No Onward Chain



PROPERTY DESCRIPTION

Newton King are delighted to offer to the market this spacious two-bedroom flat, ideally located in the heart of the town centre.

with just a stone's throw of local shops, cafes, and amenities, this property offers both convenience and comfort with the added benefit of secure gated access and allocated parking,

In brief accommodation comprises entrance hall with a built in storage cupboard, white suite bathroom with shower and heated towel rail, two bedroom and an open plan living room with a modern fitted kitchen, the property is double glazed throughout and has gas central heating.

The property has great rental potential with a monthly rental of £995pcm excluding bills.

Council Tax Band B, EPC rating B

ANNUAL SERVICE CHARGE:

Jan 1st -June 30th 2025: £740.48.

Jul 1st - Dec 31st 2025: expected to be the the same but invoice not due until June 2025.

Payable currently twice a year. Total for 2025 expected to therefore be around £1,480.96

LEASEHOLD UNEXPIRED TERM: 108 years remaining (of a 125 years which started on the 1/1/2008)

GROUND RENT: £175 until 2033

Please contact Newton King to arrange an accompanied viewing between 9am and 6pm.

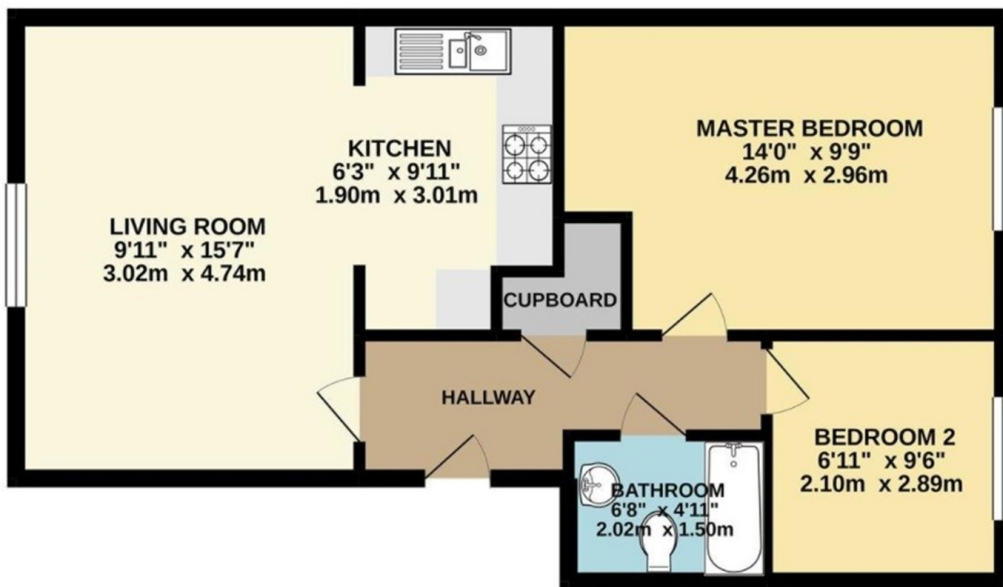




FLOORPLAN

Newton King

FIRST 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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