



Offers Over £100,000

3D Tour Available: This first-floor flat boasts a spacious entrance, lounge, double bedroom, modern kitchen, and bathroom. Enjoy gas central heating, uPVC double glazing, and recent refurbishments including new flooring and neutral paint. Outdoor features include large enclosed gardens, front gardens, and an outside storage building. Offered with no onward chain, it's perfect for first-time buyers seeking a move-in ready home with minimal maintenance costs.

Taunton Avenue, Whitleigh, PL5 4HZ

This stunning first-floor purpose-built flat offers everything you could desire for comfortable and convenient living. Step through your private entrance on the ground floor and ascend to a spacious and welcoming entrance hallway. Here, you'll find ample storage in the form of a convenient cupboard, perfect for stowing away coats, shoes, and other belongings.

As you make your way up the stairs, you'll be greeted by a bright and airy landing, bathed in natural light and featuring additional storage options to keep your living space clutter-free. From here, discover the inviting interiors of your new abode.

The flat comprises a generously sized lounge, ideal for relaxing or entertaining guests. Adjacent is a double bedroom, providing a peaceful retreat at the end of a long day. The modern fitted kitchen is a chef's delight, equipped with a range of integral appliances including a cooker, hob, extractor, and a free-standing fridge freezer. Prepare delicious meals with ease in this functional and stylish space.

Completing the accommodation is a well-appointed bathroom, offering convenience and comfort. With gas central heating and uPVC double glazing throughout, you'll enjoy warmth and energy efficiency all year round.

What sets this property apart is its exceptional outdoor space. Unlike many first-floor flats, this home boasts large enclosed gardens to the rear, providing a private oasis for outdoor relaxation and al fresco dining. Additionally, gardens to the front offer further

greenery and charm, complemented by an outside storage building for added convenience.

Recent refurbishments have enhanced the property's appeal, with new flooring and carpets, freshly painted neutral colors throughout, and upgrades such as a new roof and loft insulation, new guttering and fascia boards, as well as outer insulating cladding, ensuring maximum energy efficiency and minimal ongoing maintenance costs.

Offered with no onward chain, this flat presents an enticing opportunity for first-time buyers seeking a move-in ready home without the hassle of ongoing maintenance. Don't miss out on the chance to make this delightful property your own. Schedule a viewing today and start envisioning your life in this charming Whiteley residence!

Lounge/Diner 4.11m (13'6") x 3.45m (11'4")

Kitchen 2.91m (9'7") x 2.24m (7'4")

Double Bedroom 3.6m (11'10") x 3.16m (10'4")

Bathroom 2.12m (6'11") x 1.7m (5'7")

Lease

This property is a leasehold flat with an annual charge of £425. This current lease still has 105 years remaining.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

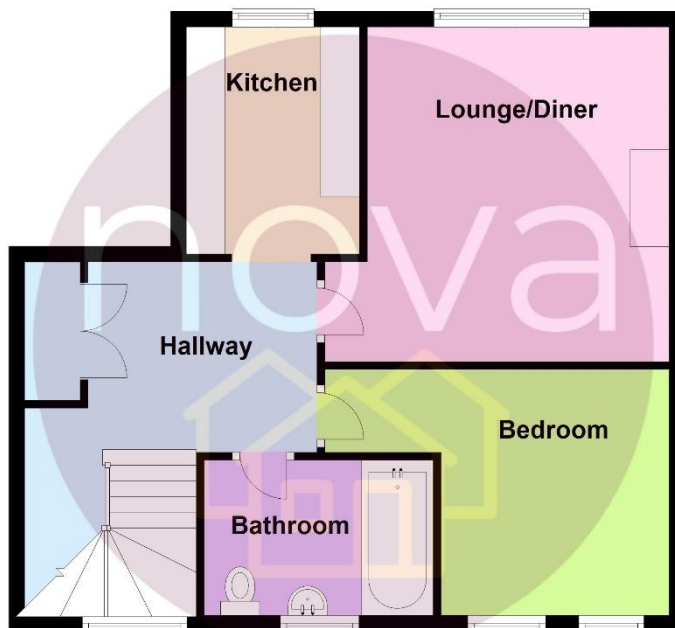






Ground Floor

| Energy Efficiency Rating | |
|---|---|
| Very energy efficient - lower running costs | |
| (95-100) | A |
| (81-94) | B |
| (69-80) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| Not energy efficient - higher running costs | |
| England & Wales | |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Plan produced using PlanUp.

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

