

2 Annecy Court St. Joseph's Field, Taunton, Somerset



Jackson-Stops
& Staff



People **Property** Places

An elegant ground floor apartment, in an imposing Listed building within an exclusive gated town centre development.

The Property

The apartment offers particularly light and elegant accommodation in this very desirable period building (as shown on the brochure cover). The immaculate accommodation includes an extremely spacious reception room with dining area which retains the beautiful original period windows, high ceiling and impressive pillars and is semi open plan to a modern and stylish kitchen with integrated appliances and a double oven. Both bedrooms are of a good size, the principal bedroom having an en suite shower room whilst there is a further modern bathroom adjacent to the second bedroom, which at the moment is used as a study.

Features

- Entrance Hall
- Reception Room with Dining Area
- Well Fitted Kitchen
- Two Bedrooms (one with en suite shower room)
- Bathroom
- Allocated Parking Space / Visitor Parking
- Communal Garden

The Location

Annecy Court forms part of the prestigious St Joseph's Field development enjoying a secure gated entrance with private parking. The communal gardens are well maintained and there is ample visitors parking. The development is within a short walk to Vivary Park and the town centre, with many of the well-known high street stores. Taunton is also renowned for its excellent schooling, including independent schools, mainly Taunton School, King's and Queen's Colleges, King's Hall Preparatory School and Richard Huish (Sixth Form) College. For recreation, Taunton has a small theatre, The Brewhouse, and is home to the County Cricket Ground and has a number of sports centres, gyms and swimming pools. For the keen golfer, there are also a number of golf courses within the area. Taunton has a main line station with fast trains to London (scheduled to arrive in one hour forty five minutes) and the M5 Motorway (Junction 25) allows easy and rapid access to Exeter, Bristol, the Midlands and London.

Communications

- M5 motorway (J25) 4 miles
 - A303 at Ilminster 11 miles
 - Exeter 34 miles
 - Bristol 48 miles
 - Taunton to London Paddington 1 hour and 45 minutes
- (distance/times approximate)





The Entrance to Annecy Court



Communal Gardens



The Cloisters

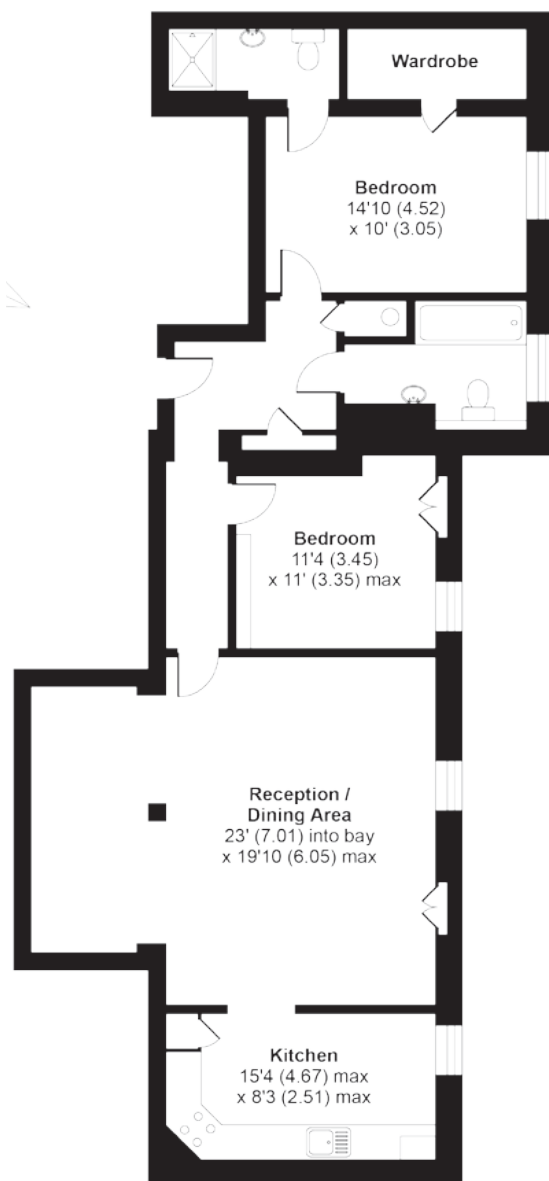
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Approx. Gross Internal Area:
1134 sq ft / 105.3 sq m



Property information

Postcode: TA1 3TE

Services: Mains electricity, gas, water and drainage.
Gas fired central heating.

Local Authority: Taunton Deane Borough Council
The Deane House, Belvedere Road, Taunton,
Somerset TA1 1HE. www.tauntondeane.gov.uk
Telephone: 01823 356356

Tax Band: E

Tenure: LEASEHOLD – The term of the lease is 999
years from 2006. The annual service charge is set at
£2,400.00 per annum.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquires, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Photographs taken and details prepared August 2016.

Contents, Fixtures and Fittings: All carpets, curtains, chandeliers, lights and white goods (cooker, dishwasher, fridge/freezer and washer/dryer) are included in the sale.

Local Directions: (TA1 3TE):
Leaving Taunton on the Corfe Road B3170, the entrance to St. Joseph's Field is found on the right hand side as you drive along Silver Street, passing Silver Street Motors on your right.

Viewing: By appointment with Jackson-Stops & Staff's Taunton Office: 01823 325144.

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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