



MILES ESTATE AGENTS

**8 Cedar Falls Bishops Lydeard
Taunton TA4 3HR**



An exceptional apartment offering spacious, superbly presented and modernised accommodation in this exclusive setting just outside Bishops Lydeard. Fabulous lounge/dining room, generous double bedroom, garage and lots of parking. A rare opportunity - early viewing highly recommended.

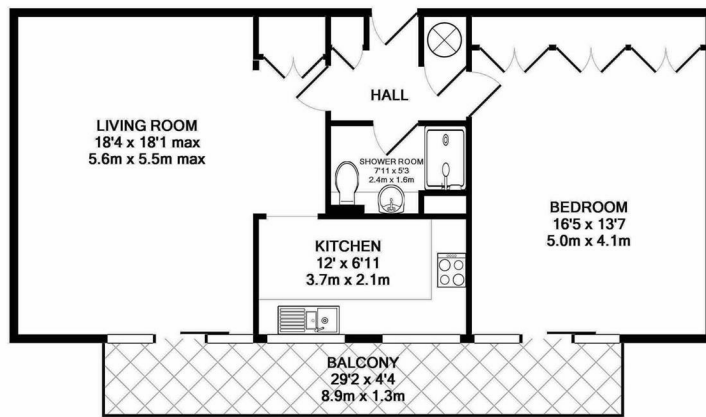




Features:

- Secure Entry System with Lift
- Entrance Hall
- Spacious Lounge/Dining Room with Private Balcony and Views Over Communal Walled Garden
- Refitted Kitchen
- Superb Double Bedroom
- Refitted Shower Room
- Single Garage
- Use of Outdoor Swimming Pool
- Leasehold for 999 years from 1 April 1982
- Annual Service Charge of £1420
- Council Tax Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

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 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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Viewings strictly through the selling agents:

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