



**9 Summerfield Court, French Weir Close, Taunton,  
Somerset, TA1 1XJ**  
**£195,000**

A wonderful and generous size 2 double bedroom modernised first floor apartment overlooking French Weir Park with a garage and parking.  
Be quick to view.





# Features

- A wonderful modern first floor apartment
- Superb location over-looking French Weir Park and close to a supermarket and town centre
- Well maintained and presented
- Entrance hallway with ample storage cupboards
- Generous lounge/dining room
- Kitchen, two double bedrooms
- Refitted shower room
- Modern electric heating and double glazing
- Garage and parking
- Beautiful landscaped and well maintained communal gardens









**GROSS INTERNAL FLOORSPACE:  
679sq.ft (63sq.m)**

ENTRANCE HALL

KITCHEN - 13' 2" x 6' 10" (4.01m x 2.08m)

LOUNGE/DINING ROOM - 18' 8" x 11' 3"  
(5.69m x 3.43m)

BEDROOM 1 - 11' 3" x 10' 4" (3.43m x 3.15m)

BEDROOM 2 - 9' 1" x 8' 2" (2.77m x 2.49m)

SHOWER ROOM

GARAGE

**TENURE:** Leasehold

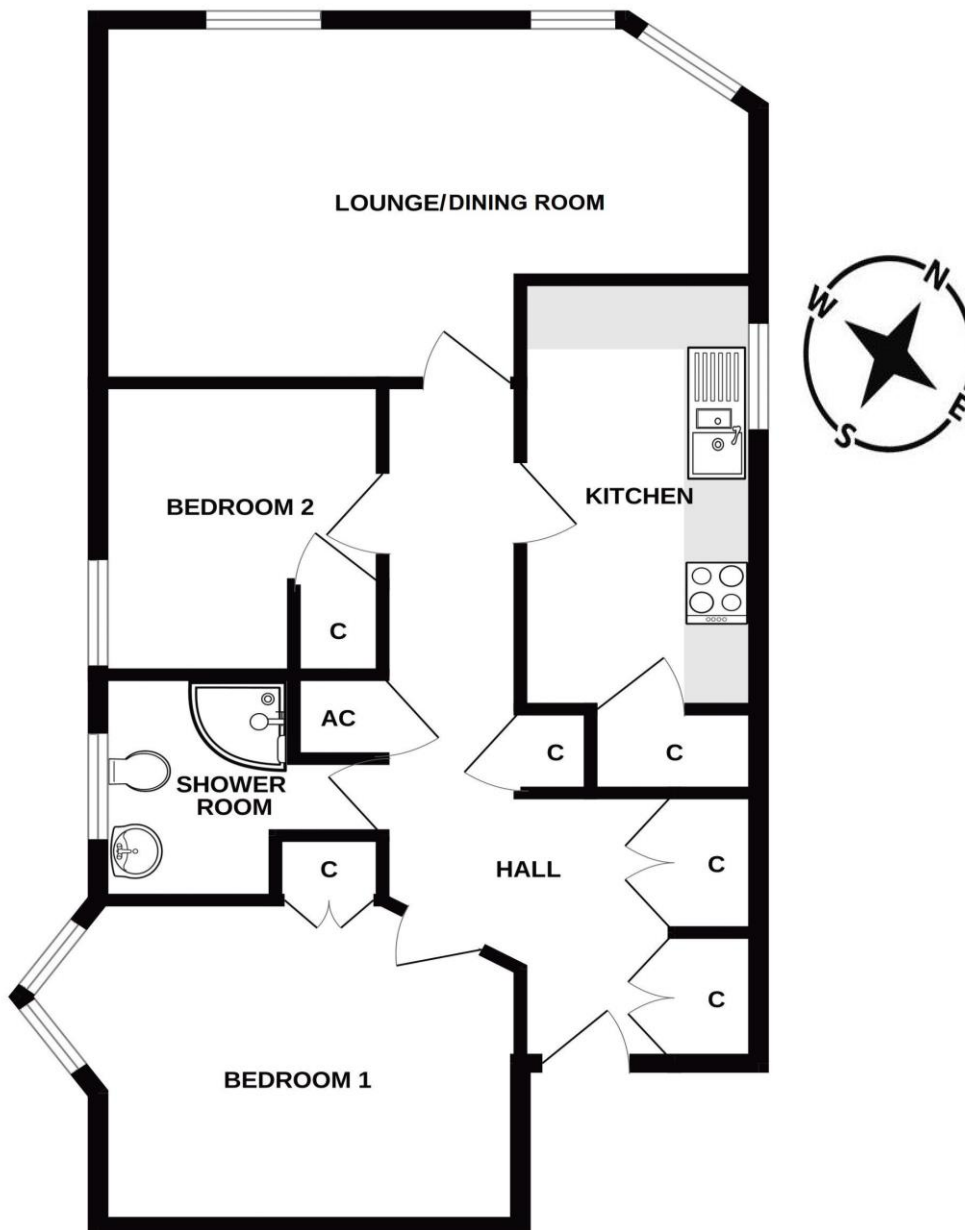
**TAX BAND:** B

**SERVICES:** Mains electric, water and drainage.

**DIRECTIONS:** From the town centre, cross over the bridge over the River Tone and turn left at the traffic lights into Tangier Way. Take the second right into Wood Street and follow the road along, taking the fourth left into Cleveland Street. Turn right at the top and follow the round around to Summerfield Court.

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate (in some cases maximum into recesses).  
Not to scale. Illustrative purposes only.

**CHARGES –** Service charge and ground rent in total is £924.00 per annum.

**DISCLAIMER:** For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.

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