

Trull Road | | Taunton | TA1 4QL

£290,000

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Situated on Trull Road in the charming town of Taunton, this delightful period apartment offers a unique blend of character and modern living. Spanning an impressive 1,066 square feet, the property boasts three well-proportioned bedrooms and a sun room, making it an ideal choice for families or those seeking extra space.

The apartment features a spacious lounge with a large and impressive fireplace as a focal point, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen/dining room offers a lovely space with beautiful far reaching views over Galmington and beyond. The period details throughout the property add a touch of elegance, reflecting its rich history dating back to 1850 with its high ceilings and large windows allow for an abundance of natural light, creating a warm and inviting atmosphere throughout.

The bathroom is conveniently located, ensuring comfort and practicality for everyday living with an elegant three piece suite with a shower over the bath.

One of the standout features of this property is the ample parking available for up to three vehicles, a rare find in such a desirable location. This convenience adds to the overall allure of the flat, making it an excellent choice for those who value both space and accessibility.

Situated in a vibrant area of Taunton, residents will enjoy easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This property presents a wonderful opportunity to own a piece of history while enjoying the comforts of modern living. Do not miss the chance to make this charming flat your new home.

Sitting Room
15'7" x 12'1" (4.75m x 3.68m)
This inviting sitting room features a classic bay window that allows natural light to flood the space, highlighting the ornate ceiling cornices and a decorative fireplace which serves as a charming focal point. Its soft, neutral carpeting complements the light, soothing wall colours, creating a comfortable and welcoming environment ideal for relaxation or entertaining guests.

Kitchen/Dining Room
15'7" x 14'2" (4.75m x 4.31m)
A bright and spacious kitchen/dining room that benefits from a large bay window, offering far-reaching views and plenty of daylight. The kitchen is fitted with a mix of traditional and modern cabinetry, including ample storage, with contrasting dark countertops and built-in appliances. The dining area features a sturdy wooden table surrounded by comfortable chairs, making it perfect for family meals or entertaining. The room's elegant cornicing and neutral tones blend classic charm with contemporary practicality.

Bedroom 1
14'2" x 11'10" (4.31m x 3.60m)
A cosy bedroom featuring a large bay window dressed with blinds and floral curtains that flood the room with natural light. The soft tones and classic window treatment create a calm and restful atmosphere.

Bedroom 2
9'2" x 7'10" (2.79m x 2.39m)
This bedroom has a window to the rear aspect and is finished in a neutral tone with a door that leads directly into the sun room.

Sun Room
8'8" x 5'5" (2.64m x 1.65m)
This light and airy sun room is designed to make the most of the surrounding views with extensive glazing on three sides. It is furnished with a comfortable bench seat and features practical elements such as a washing machine, making it an ideal space for relaxing while enjoying the natural light or for utility use.







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Bedroom 3
10'8" x 7'2" (3.25m x 2.18m)
A charming single bedroom, painted in a soft pastel blue. The space includes a built-in wardrobe with traditional handles and a tall, narrow window that allows natural light to fill the room, creating a bright and cheerful atmosphere.

Bathroom
This bathroom is equipped with a vintage-style roll-top bath, positioned under a window that fills the room with natural light. The rest of the space includes a toilet and a washbasin, all set against pale walls and tiled flooring. The traditional style of the bath adds a touch of character and charm to the practical layout of the room.

Disclaimer
Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non- refundable payment and cannot be returned

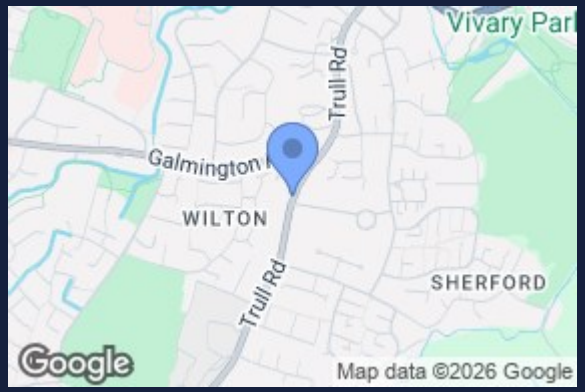
Material information
Part A
Council Tax: D
Tenure: Leasehold

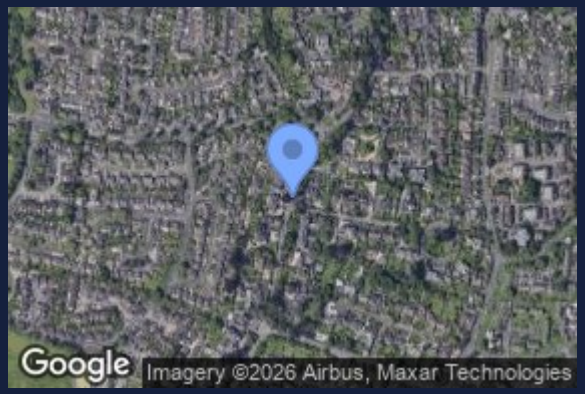
Part B
Water: Mains
Heating: Gas
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage: Internet speed: Superfast Upto 1800 Mbps, Mobile coverage: Good outdoor coverage with 02, EE, Three & Vodafone

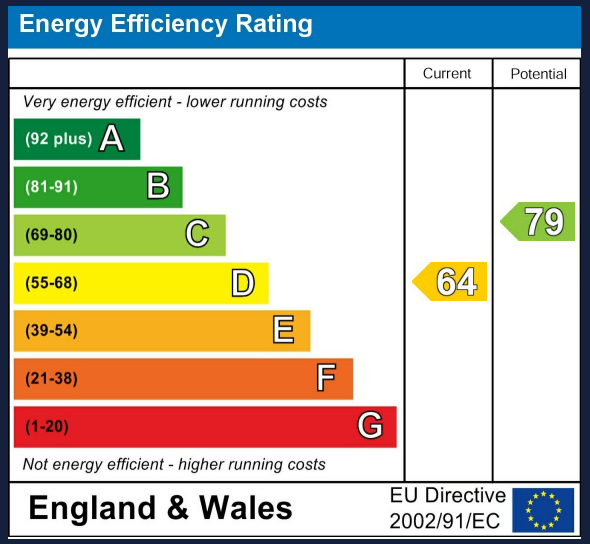
Parking: Garage and off road parking
Construction: Stone with a tiled roof

Part C
Flood & erosion risk: Low

Planning N/A
Building safety N/A
Restrictions N/A
Accessibility & adaptations N/A
Coal field & mining N/A
Service charges £1800 per annum









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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Council Tax Band **D** EPC Rating **D**

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