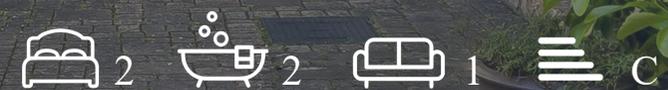




21B Annecy Court St. Josephs Field, Taunton, TA1 3TE

Guide price £290,000





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- Grade II Listed Two Bedroom First Floor Apartment
- Reception Room With Five Feature Windows
- Substantial Communal Gardens
- Electric Central Heating
- No Onward Chain
- Bathroom & En-Suite Shower Room
- Former Convent With Lift Access
- Gated Entrance
- Allocated & Visitors Parking
- Located Minutes From Vivary Park & Town Centre



This two-bed, first floor apartment is located in a stunning Grade II listed Franciscan convent situated half a mile from the centre of Taunton. It benefits from lift access and offers an incredibly spacious open plan kitchen and living space with high ceilings and floor to ceiling windows; a contemporary fitted kitchen; two double bedrooms (one with ensuite) and a family bathroom. Built in the early 1800s and renovated into quality housing in 2005 the property benefits from striking architecture, period features and 2 acres of communal grounds and gardens. It is well situated within Taunton offering easy access to the shops, services and amenities of the town centre and quick access to the M5 (2.5 miles). The property is ideal base for someone looking for something special: a striking urban base set in picturesque grounds with great access to Somerset's County town and the Westcountry beyond.

Walkthrough

The apartment benefits from the convent's striking architecture, period features and 2 acres of communal grounds and gardens. Approached from private parking across a paved courtyard the first floor of the property can be accessed by either stairs or lift. Here, the front door of the property leads from a welcoming, carpeted communal area into the apartment's entrance hall that connects the kitchen/living area to the left with the two bedrooms and family bathroom to the right. There are also two built-in storage areas housed in the hallway to the left.

The kitchen/living room is an incredibly spacious,

extremely versatile, open-plan room of 10.3m x 6.3m. The kitchen has a C-shaped area of worksurface and peninsula with an integrated NEFF oven; fridge/freezer, sink and dishwasher. Ample storage is provided by both high and low units and there is space, plumbing and electrics for a washing machine/dryer.

The entirety of the remaining space is available to be configured in dining and seating areas as preferred. However the room is configured, it benefits from high ceilings and five full-height, dual-aspect windows, two with Juliette balconies. These windows are distinctive period features overlooking the property's picturesque

grounds and flood the room with natural light.

Returning to the entrance hall, towards a landing that joins the two bedrooms with the family bathroom. The principal bedroom is a double room with an ensuite shower-room with decoratively tiled shower, W/C and sink. The second bedroom is a good-size double room. Both bedrooms benefit from plenty of natural light provided by period floor-to-ceiling windows. The family bathroom to the left of the corridor features a bath, W/C and pedestal basin with decorative splash-proof tiling above the basin and bath.

Outside, this former convent offers residents shared



access to the 2 acres of picturesque gardens. This includes well-manicured areas of trees, shrub and flower borders in addition to areas of lawn for recreation or dog walking: the whole building is dog friendly.

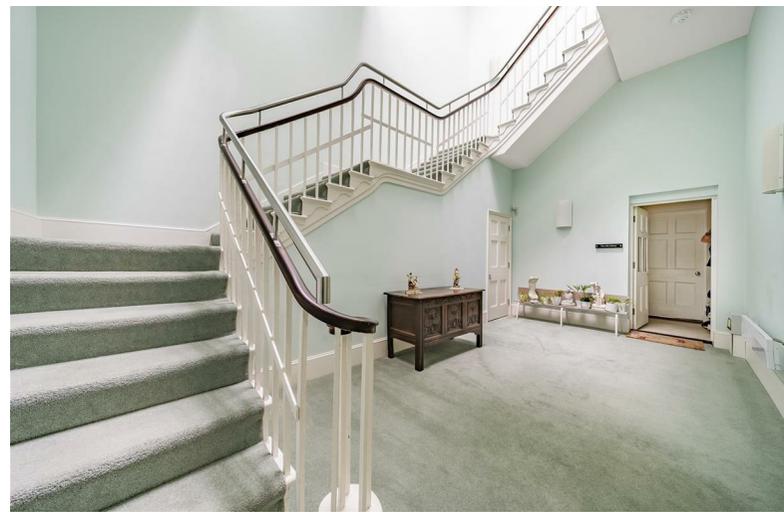
There is allocated parking for one vehicle, with additional guest parking available. The property is on mains electricity, Recently fitted electric boiler and is on mains drainage.

There is no onward chain. The lease term is 999 years from January 2005 (979 years remaining). The Current service charge is £3927pa

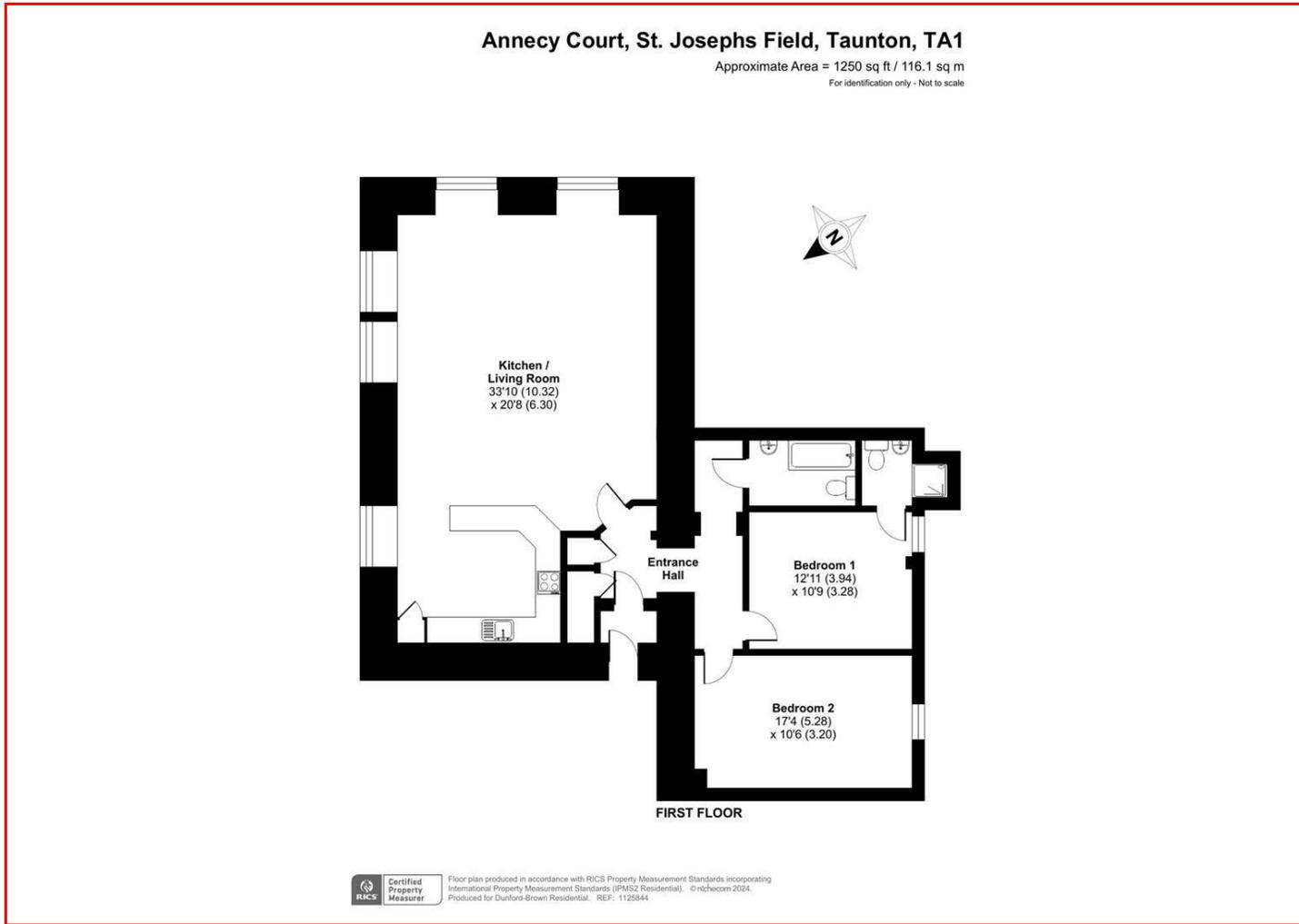
Location

Annecy court is located in the very heart of Taunton, Somerset's county town less than 0.5 miles walk to Taunton high street. Taunton is a busy market town well supplied with high-street and independent shops, superstores, pubs and restaurants and all needed leisure, recreation and medical facilities. A private gated access path provides an alternate exit route with quick access to nearby Vivary Park with its recreation areas and playparks. It is well connected to the M5 with Junction 25 accessible in around 2.5 miles providing easy access to Exeter (32.4 miles) and Bristol (49 miles). Taunton has its own train station (1.2 miles from the property) providing frequent, fast, direct access to London Paddington making early starts in London a possibility. Bristol international airport is located 36 miles away and can be accessed in under an hour depending on traffic.

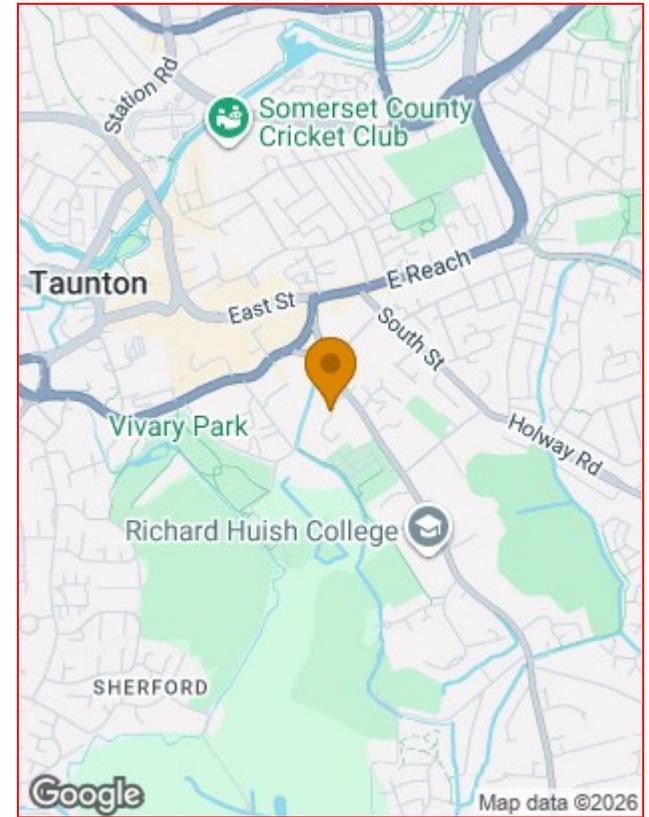




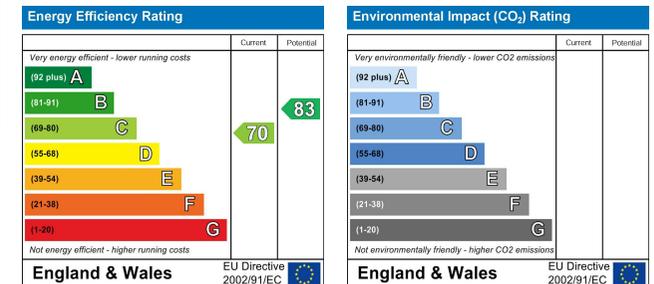
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Spring Cottage Kerswell, Near Cullompton, Devon, EX152EP
 Tel: 01884 824 888 Email: paul@dunfordbrownresidential.co.uk <https://www.dunfordbrownresidential.co.uk>