



MILES ESTATE AGENTS

**8 Cedar Falls Bishops Lydeard
Taunton TA4 3HR £190,000**



An exceptional apartment offering spacious, superbly presented and modernised accommodation in this exclusive setting just outside Bishops Lydeard within the grounds of the former Health Farm. Fabulous lounge/dining room, refitted kitchen and shower room, generous double bedroom, garage and lots of parking. A perfect holiday home / lifestyle purchase / lock up and leave and a rare opportunity - early viewing highly recommended and NO ONWARD CHAIN Leasehold for 999 years from 1982. EPC: D

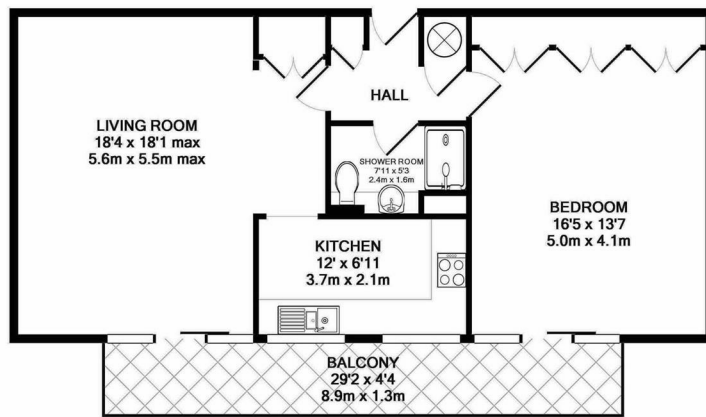




Features:

- Secure Entry System with Lift
- Entrance Hall
- Spacious Sitting/Dining Room with Private Balcony and Views Over Communal Walled Garden
- Refitted Kitchen
- Superb Double Bedroom
- Refitted Shower Room
- Single Garage
- Leasehold for 999 years from 1 April 1982
- Annual Service Charge of £1709.12
- Ground Rent £120 pa
- Council Tax Band D





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



Viewings strictly through the selling agents:

Miles Estate Agents

2 Piffin Lane, Bishops Lydeard, Taunton,
Somerset, TA4 3AS

Tel: 01823 470 500

lydeard@milesestateagents.co.uk

www.milesestateagents.co.uk

rightmove

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