



7 Kingston Mews, Florence Road

Taunton

- An extremely deceptive ground floor apartment
- Offered to the market with no onward chain
- Convenient location on the northern outskirts of Taunton town centre
- Excellent access to Taunton railway station for commuters
- Spacious living/dining room
- Fitted kitchen
- Two double bedrooms
- Three piece bathroom
- Private wrap around rear garden
- One allocated parking space

TOTAL FLOOR AREA 67 sq.m.

TENURE Leasehold. Lease - 99YRS from 30 04 03 (76YRS REMAINING).

COUNCIL TAX Somerset Council Tax Band A. Charges payable for 2026/27 - £1,802.78

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 900mbps are available and good mobile signal across the four main networks.

EPC Energy Efficiency Rating: C



Situated on the northern outskirts of Taunton town centre, this extremely deceptive ground floor apartment offers spacious and well proportioned accommodation together with the rare advantage of a private wrap around rear garden and allocated parking. Available with no onward chain, the property is ideally suited to first time buyers, downsizers, commuters or investment purchasers alike.

The apartment enjoys a convenient position within easy reach of Taunton railway station, providing excellent links for commuters, whilst also offering good access in and out of the town together with nearby amenities and transport connections.

The accommodation begins with an entrance hall providing access to all principal rooms. The fitted kitchen offers a range of storage cupboards and work surface space together with room for appliances. The generously sized living/dining room is a particularly attractive feature of the property, providing ample space for both seating and dining furniture and direct access to the garden.

There are two genuine double bedrooms, both well proportioned and offering versatile accommodation for guests, home working or additional storage if required. The accommodation is completed by a three piece bathroom fitted with a panelled bath, wash hand basin and low level WC.



Externally, the property benefits from one allocated parking space positioned to the front. To the rear is a private wrap around garden, a highly unusual feature for an apartment of this nature, providing excellent outdoor space for seating, entertaining or gardening enthusiasts.

Early viewing is highly recommended to appreciate the deceptive size, convenient location and excellent outside space this superb apartment has to offer.

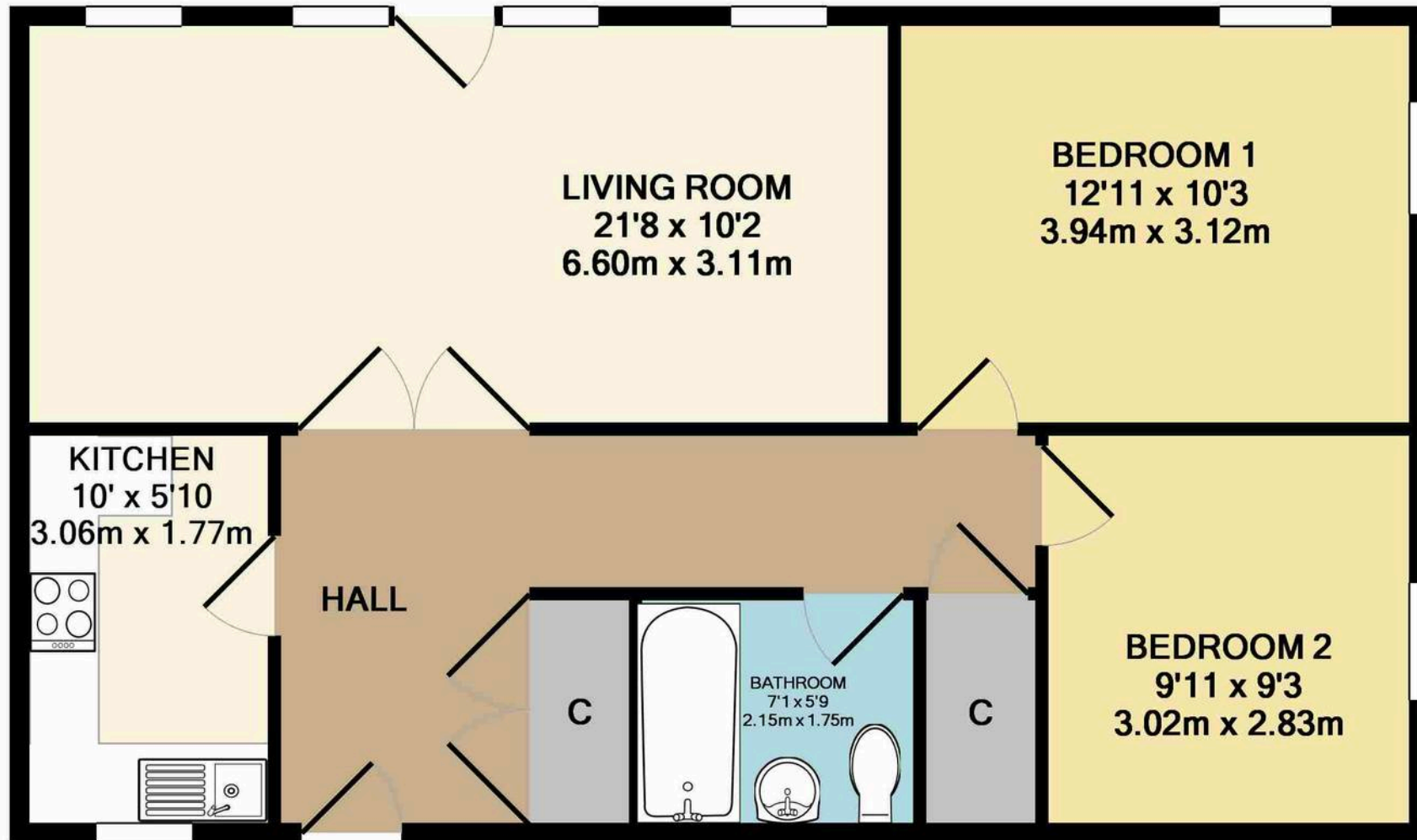
THE AREA

Kingston Mews is conveniently situated within easy reach of Taunton town centre and benefits from excellent transport connections, making it an ideal location for commuters and those seeking easy access to local amenities. Taunton railway station is nearby, offering regular mainline services to Exeter, Bristol and London Paddington.

The property is well placed for access to a range of shopping facilities, restaurants, cafés and leisure amenities within the town centre, together with nearby supermarkets and everyday conveniences. The area also provides straightforward access to the M5 motorway and the A38, making travelling in and out of the town particularly convenient.

Taunton itself offers a wide variety of educational and recreational facilities, including Somerset County Cricket Ground, Vivary Park and a selection of gyms, health clubs and riverside walks.





TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.8 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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