



WARE & CO
estate and letting agents

63 Allington Close, Taunton - TA1 2NA
£125,000

63 Allington Close

- Purpose-built ground floor apartment
- Available with no onward chain
- Spacious living/dining room
- Fitted kitchen with a range of base and wall units
- Double bedroom with built-in storage cupboard
- Three-piece bathroom suite
- Electric shower over the bath
- Small private garden area to the front
- Outside storage cupboard
- Allocated parking space and access to communal gardens

TOTAL FLOOR AREA 38 sq.m.

TENURE Leasehold. 999 years from 1981. Ground rent £20 per annum. We are informed that there no service charge payable. 2026 house insurance payment circa £230.

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

SERVICES Main services of electricity, water and drainage are connected. Broadband speeds of up to 1000mbps are available and good mobile signal across the four main networks.

EPC Energy Efficiency Rating: C



An excellent opportunity to acquire this purpose-built one-bedroom ground floor apartment, ideally situated within the popular Blackbrook area of Taunton. Offered to the market with **no onward chain**, the property provides well-proportioned accommodation, allocated parking and access to communal garden space, making it an ideal first-time purchase, investment opportunity or convenient downsize.

The accommodation begins with a useful entrance porch leading through to a spacious living/dining room, providing ample space for both relaxation and entertaining. Positioned off the living area is a fitted kitchen, equipped with a range of base and wall-mounted units together with generous worktop space.

The double bedroom is well-sized and benefits from a built-in half-height storage cupboard, whilst the bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, wash hand basin and low-level WC.

Externally, the property enjoys a small garden area to the front together with a useful outside storage cupboard. Nearby communal gardens provide additional outdoor space for residents to enjoy, and the property further benefits from an allocated parking space.

With local amenities, healthcare facilities, schools and transport links all within easy reach, this is a practical and affordable home in a highly convenient location.

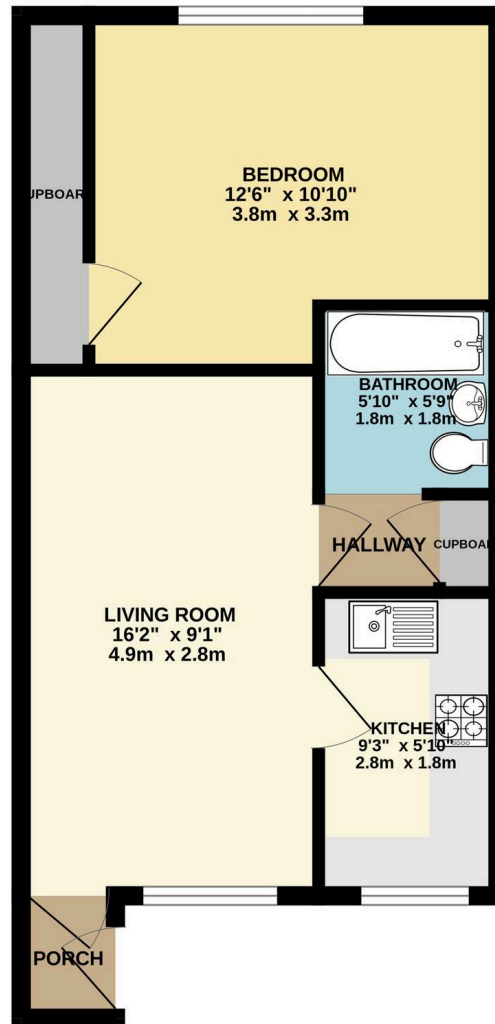
THE AREA

Blackbrook is a well-established and highly regarded residential area on the eastern side of Taunton. The location offers excellent access to a range of everyday amenities including supermarkets, healthcare facilities, local shops and public houses.

Taunton town centre is easily accessible and provides an extensive range of shopping, dining and leisure facilities, together with a mainline railway station offering direct services to London Paddington, Exeter and Bristol. The M5 motorway is also readily accessible via Junction 25.



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 404 sq.ft. (37.5 sq.m.) approx.

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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