



GIBBINS RICHARDS 

29 Eastgate Gardens, Taunton TA1 1RD

£132,500

GIBBINS RICHARDS   
Making home moves happen

A ground floor retirement flat located in a popular complex within close proximity of the town centre. The accommodation consists of; generous size hallway, sitting/dining room, kitchen, two bedrooms and shower room. Attractive communal gardens as well as communal facilities. NO ONWARD CHAIN.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: C

This purpose built apartment is available for the over 55's and is located in a very popular complex which boasts attractive communal gardens and communal facilities to include; guest suite, communal living/meeting room and communal laundry room. The town centre is within a short walk and includes Marks & Spencer as well as a wide and comprehensive range of further facilities.

PURPOSE BUILT SELF-CONTAINED APARTMENT  
DESIGNED FOR THE OVER 55'S  
DOUBLE GLAZING  
SITTING/DINING ROOM  
KITCHEN  
2 BEDROOMS  
RE-FITTED SHOWER ROOM  
ATTRACTIVE COMMUNAL GARDENS  
TOWN CENTRE LOCATION  
A RESERVATION FEE OF £500 IS REQUIRED UPON ACCEPTANCE OF AN OFFER





Long Entrance Hall

17' 3" x 14' 8" (5.26m x 4.46m) With mat section. Electric radiator. Smart call alarm system. Corner storage cupboard. Airing cupboard with lagged hot water tank and immersion heater. Digital thermostat.

Sitting/Dining Room

15' 3" x 11' 3" (4.66m x 3.42m) Fireplace surround with electric fire. Electric radiator. Double glazed window to front. Folding doors to:

Kitchen

11' 9" x 5' 10" (3.58m x 1.78m) Fitted with a range of wall and floor cupboard units.

Bedroom 1

11' 3" x 10' 2" (3.44m x 3.10m)

Bedroom 2

11' 3" x 6' 11" (3.44m x 2.10m)

Shower Room

7' 2" x 5' 10" (2.18m x 1.78m) Corner shower enclosure, vanity wash hand basin and wc. Fan heater, mirror and light.

Outside

Attractive communal gardens. Residents communal laundry room, living/meeting room and guest suite.

Tenure and Outgoings

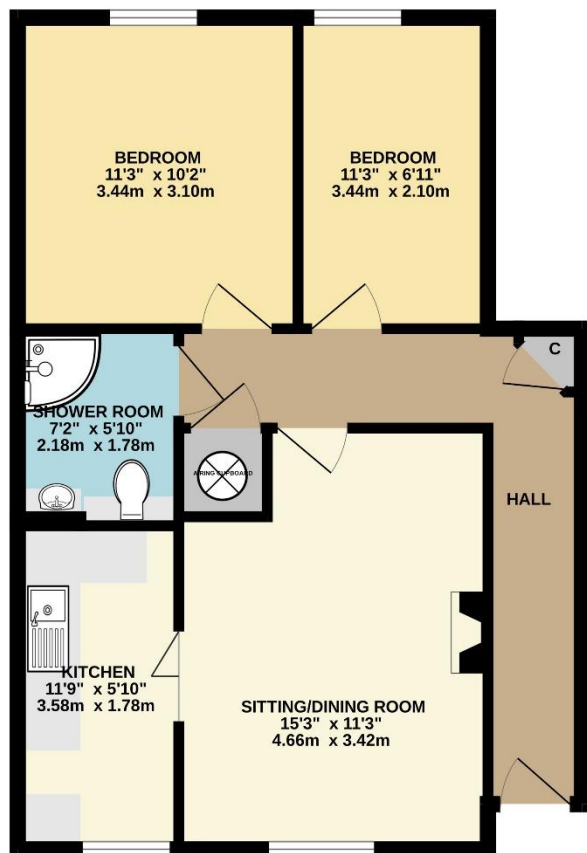
There is an original leasehold term of 125 years with approximately 90 years remaining.

Agents Note

A reservation fee of £500 is required upon acceptance of an offer.



GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)