



GIBBINS RICHARDS ▲

6 Eastgate Gardens, Taunton TA1 1RD

£129,950

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Making home moves happen

**** NO ONWARD CHAIN **** Well presented GROUND FLOOR retirement apartment located in the popular Eastgate Gardens complex close to the heart of the town centre. The accommodation includes own entrance door into entrance hall, sitting room, fitted kitchen, two bedrooms and a bathroom. Electric heating.

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

Eastgate Gardens is a retirement complex for the over 55's, this particular property benefits from self contained accommodation with its own enclosed garden. Taunton's town facilities are within a comfortable walking distance whilst the County Cricket Ground is also nearby. There are attractive communal gardens within the complex as well as a residents laundry room, visiting suite and a house manager.

GROUND FLOOR APARTMENT
OFFERED FOR SALE WITH NO ONWARD CHAIN
TWO BEDROOMS
ELECTRIC HEATING
DOUBLE GLAZING
USE OF COMMUNAL FACILITIES
COMMUNAL PARKING AND GARDENS
CLOSE TO TOWN CENTRE

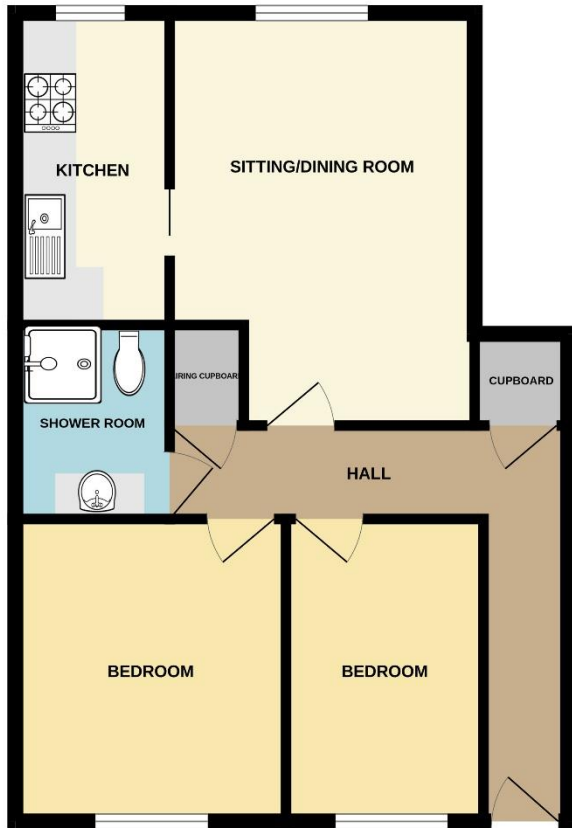




Recessed Porch	Entrance door into;
Hallway	Two storage cupboards.
Sitting/Dining Room	15' 4" x 10' 8" (4.67m x 3.25m) Window to rear. Doorway to;
Kitchen	11' 8" x 5' 9" (3.55m x 1.75m) Double glazed window to rear. Range of cupboards and space for upright fridge/freezer.
Bedroom 1	11' 4" x 10' 8" (3.45m x 3.25m) Double glazed window to front. Electric heater.
Bedroom 2	11' 3" x 7' 4" (3.43m x 2.23m) Double glazed window to front. Electric heater.
Shower Room	7' 3" x 5' 9" (2.20m x 1.75m) Shower cubicle, wash basin and wc.
Outside	Attractive communal gardens. Residents communal laundry room, living/meeting room and guest suite.
Tenure & Outgoings	The property is leasehold and has an original lease of 125 years with 90 years remaining. The latest service charge payment equates to £2,462.83 per annum.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 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 £30 + VAT (£36) 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 Web: www.gibbinsrichards.co.uk