



**18 Standish Court, Taunton, TA1 1US**  
**£82,000**

**GIBBINS RICHARDS**   
Making home moves happen

A one bedroom first floor flat close to Taunton town centre. The property comprises of; entrance hallway, bedroom, shower room and open plan sitting room/kitchen. The kitchen has an integrated electric oven, hob and hood, wall mounted cupboards, space for a fridge and an integrated washing machine. Warmed by electric heating and double glazed. Cash purchasers only.

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

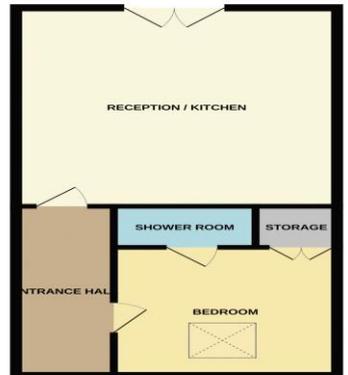
This purpose built ground floor flat occupies a most convenient location just off the town centre and is within a short level walk of all the retail units, restaurants and other amenities available within the town centre. The mainline intercity railway station is also within easy walking distance.

FIRST FLOOR FLAT  
 CLOSE TO TOWN CENTRE  
 ONE BEDROOM  
 SECURITY ENTRANCE  
 COMMUNAL GARDENS  
 BIKE STORE  
 CHAIN FREE  
 CASH PURCHASERS ONLY  
 IDEAL INVESTMENT PURCHASE - RENTAL POTENTIAL OF £550 PCM. YIELD OF 7.3%

Hallway	
Bedroom	7' 8" x 7' 2" (2.34m x 2.18m) Skylight window. Fitted wardrobe.
Shower Room	Low level wc, pedestal wash hand basin and shower. Folding door to airing cupboard. Electric wall heater.
Sitting Room/Kitchen	14' 2" x 11' 2" (4.31m x 3.40m) Double glazed French doors into Juliet balcony. Open plan to kitchen with integrated electric oven, hob and hood. Wall mounted cupboards. Space for fridge. Integrated washing machine. Access to loft space.
Outside	This is approached by a decked area with outdoor glass surround, outside light and leading to entrance door.
Tenure & Outgoings	This property is leasehold and has a lease of 199 years dated from 1st July 2005. The current service charge paid for this year is £862.09.



FIRST FLOOR  
 487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.  
Where every effort has been made to ensure the accuracy of the information contained herein, the advertiser does not accept any liability for any errors or omissions. The advertiser does not accept any liability for any errors or omissions. The advertiser does not accept any liability for any errors or omissions.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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  
 tn@gibbinsrichards.co.uk www.gibbinsrichards.co.uk