



GIBBINS RICHARDS 

1 Northfield Gardens, Taunton TA1 1XN

£135,000

GIBBINS RICHARDS   
Making home moves happen

A two bedroom self contained purpose built ground floor retirement flat, located in a popular complex close to French Weir Park. The accommodation consists of; porch, sitting/dining room, kitchen, two double bedrooms and a bathroom. Excellent onsite facilities include; house manager, residents lounge, guest suite and communal parking/gardens. AVAILABLE WITH NO ONWARD CHAIN.

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

This ground floor retirement flat is available from 60 years of age and is located in a small popular complex close to the picturesque French Weir Park and the town centre. The complex benefits from residents house manager, a function/meeting room and a guest suite. It further benefits from a 24 hour call care system.

GROUND FLOOR FLAT  
OVER 60'S RETIREMENT COMPLEX  
TWO DOUBLE BEDROOMS  
COMMUNAL GARDENS  
RESIDENTS LOUNGE  
CLOSE TO AMENITIES  
COMMUNAL PARKING  
NO ONWARD CHAIN





Entrance Porch	4' 0" x 3' 0" (1.22m x 0.91m)
Sitting/Dining Room	15' 0" (narrowing to 11') x 11' 0" (narrowing to 8') (4.57m x 3.35m)
Kitchen	9' 0" x 6' 0" (2.74m x 1.83m)
Bedroom 1	11' 11" x 10' 0" (3.63m x 3.05m)
Bedroom 2	11' 0" x 8' 0" (3.35m x 2.44m) Wardrobe.
Bathroom	6' 10" x 5' 0" (2.08m x 1.52m) Airing cupboard.
Outside	To the outside is communal parking and gardens.
Tenure and Outgoings	The original lease is 99 years and dated from 1st January 1984 (application is being made for a lease renewal and the property will be offered with this ongoing with the rights being transferred to the purchaser to complete). The ground rent is £1 per annum and the service charge for 2023 - 2024 budget is £1,239.97.



GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311  
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk