



GIBBINS RICHARDS

12 Eastgate Gardens, Taunton TA1 1RD

£135,000

GIBBINS RICHARDS 
Making home moves happen

A two-bedroomed ground floor retirement property within walking distance of the town centre. The accommodation consists of; entrance hall, sitting/dining room, kitchen, shower room and two bedrooms. In addition, there are beautiful 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. Eastgate Gardens is an extremely popular complex with beautiful and well maintained communal gardens. The communal facilities include; living/meeting room, laundry room and guest suite. The town centre, which boasts a variety of shopping and leisure facilities, is within a short walking distance.

OVER 55'S
TWO BEDROOMS
TOWN CENTER LOCATION
WELL PRESENTED
NO ONWARD CHAIN
GROUND FLOOR APARTMENT
BEAUTIFUL COMMUNAL GARDENS
DOUBLE GLAZING





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Hall 14' 10" x 14' 9" (4.52m x 4.49m) Storage cupboard. Airing cupboard.

Sitting/
Dining Room 15' 4" x 11' 4" (4.68m x 3.46m)

Kitchen 11' 4" x 5' 9" (3.45m x 1.75m)

Shower Room 7' 3" x 5' 9" (2.20m x 1.75m)

Bedroom 1 11' 3" x 10' 1" (3.43m x 3.07m)

Bedroom 2 11' 3" x 6' 2" (3.43m x 1.89m) Wall to wall fitted wardrobes.

Outside The property boasts beautiful, well maintained communal gardens.

Tenure and Outgoings The property benefits from an original lease of 125 years from August 1988 (89 years remaining). The current annual service charge is £2,848.23.



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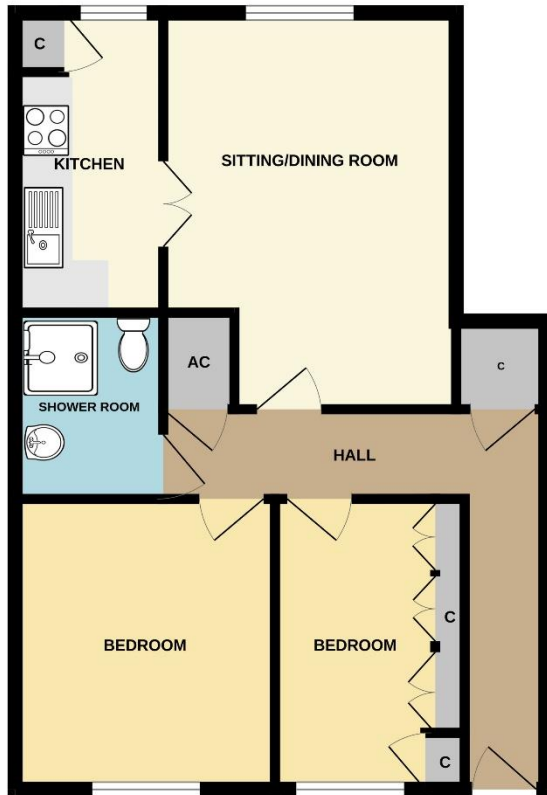


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GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



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 misstatement. 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.



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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.

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