



GIBBINS RICHARDS 

43 Gladstone Street, Taunton TA2 6LY

£160,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed first floor flat which is conveniently located for the town centre and the mainline intercity railway station. The property has been modernised by the current owners and the accommodation consists of; entrance hall, kitchen, sitting/dining room, two double bedrooms and a bathroom. Externally the property benefits from a single garage in a nearby rank, communal gardens and residents permit parking. AVAILABLE WITH NO ONWARD CHAIN.

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

This purpose built first floor flat provides generous sized accommodation including two double bedrooms and ample storage space. The accommodation has been modernised by the current owners to include a re-fitted kitchen with built in appliances, new bathroom suite, general decoration and upgraded electric radiators throughout. The property is located in a convenient location within easy reach of the intercity mainline station, whilst the town centre is under one mile distant.

FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS
SPACIOUS AND MODERNISED ACCOMMODATION
SINGLE GARAGE
RESIDENTS PERMIT PARKING
CLOSE TO AMENITIES
NO ONWARD CHAIN



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Hall	11' 8" x 11' 2" (3.56m x 3.41m)
Bathroom	7' 9" x 5' 6" (2.35m x 1.68m)
Kitchen	10' 11" x 7' 6" (3.34m x 2.29m)
Sitting/Dining Room	19' 10" x 12' 11" (6.04m x 3.94m)
Bedroom 1	12' 4" x 10' 11" (3.76m x 3.32m) Fitted wardrobe.
Bedroom 2	11' 0" x 9' 6" (3.35m x 2.89m) Fitted wardrobe.
Outside	Communal gardens, residents permit parking and a single garage in a nearby rank.
Tenure and Outgoings	The property benefits from an original 125 year lease dated 1st January 1989 (90 years remaining). The annual ground rent (as shown on land registry) is £10 and the current service charge is £1,531.08 per annum.



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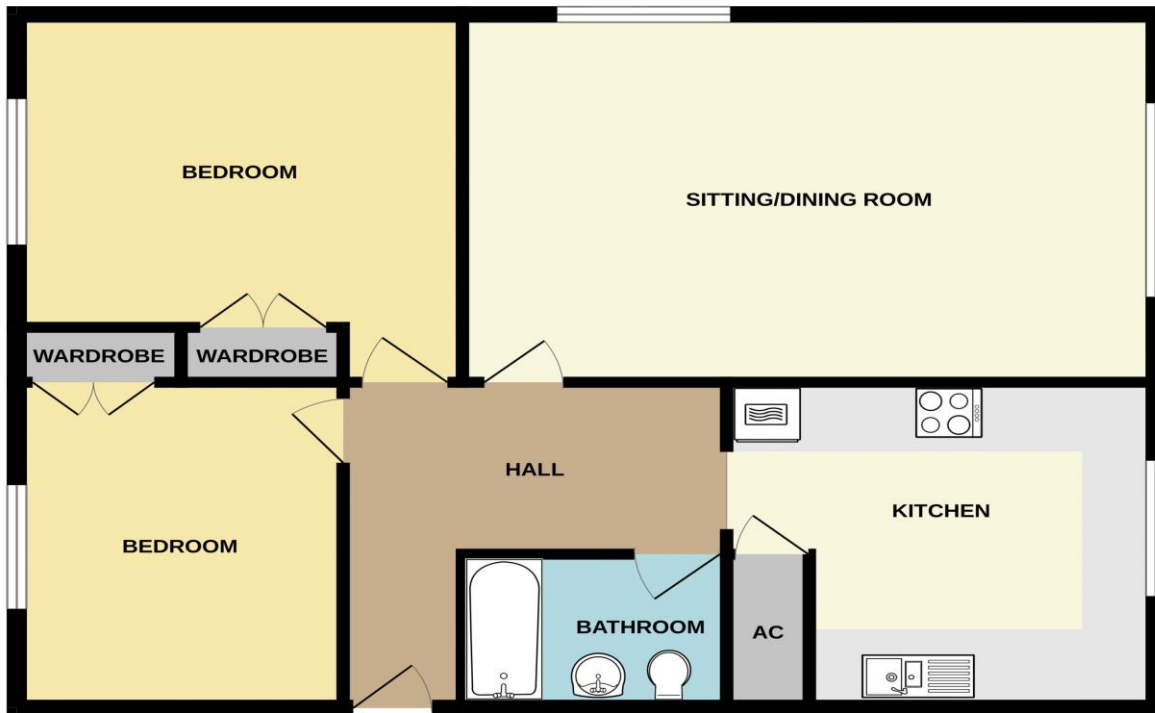


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FIRST FLOOR



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.

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