



GIBBINS RICHARDS 

54 Trinity Court, Haywood Road, Taunton TA1 2LL

£150,000

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Making home moves happen



A spacious first and second floor maisonette located in a cul-de-sac in Holway. The spacious and well-presented accommodation consists of: entrance hall, kitchen, sitting/dining room, two double bedrooms to the first floor and family bathroom. Externally the property benefits from communal gardens, residents parking and storage shed.

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

This purpose-built maisonette provides spacious accommodation and is set in attractive communal gardens. Local facilities are close to hand including primary school, local stores, leisure centre, shopping parade as well as the M5 motorway at junction 25. Taunton town centre is just over one mile distant and boasts a wide and comprehensive range of facilities. The accommodation is warmed by gas central heating and is complete with double glazing.

PURPOSE BUILT FIRST AND SECOND FLOOR MAISONETTE  
TWO DOUBLE BEDROOMS  
SPACIOUS ACCOMMODATION  
COMMUNAL GARDENS AND PARKING  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
CLOSE TO AMENITIES  
CUL-DE-SAC LOCATION







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Communal Hallway	Leading to personal entrance door.
Hallway	Laminated flooring. Two storage cupboards. stairs to first floor landing.
Sitting/Dining Room	16' 4" x 11' 8" (4.97m x 3.55m) Double glazed windows to front and rear. Laminated flooring.
Kitchen	12' 0" x 6' 4" (3.65m x 1.93m) Double glazed window to rear. A range of base and wall mounted units. Space for upright fridge/freezer and washing machine. Built-in electric oven, gas hob and extractor hood.
Landing	Over stairs storage cupboard housing the gas boiler.
Bedroom 1	17' 3" x 9' 6" (5.25m x 2.89m) Skylight window to rear.
Bedroom 2	14' 2" x 8' 8" (4.31m x 2.64m) Skylight window to rear.
Bathroom	Double glazed frosted window. White suite.
Outside	The property stands in well maintained communal lawned gardens. There is a large communal parking area for the use of residents only as well as benefitting from ground floor shed/bike store.
Tenure and Outgoings	The property benefits from an original 125 year lease dated from 15th January 1986 (87 years remaining). The current monthly charges are; Service charge - £44.08, Management Charge - £16.67, Sinking Fund - £20.83, Buildings Insurance - £12.60 - Total monthly cost = £94.18. The annual ground rent is £10.00.



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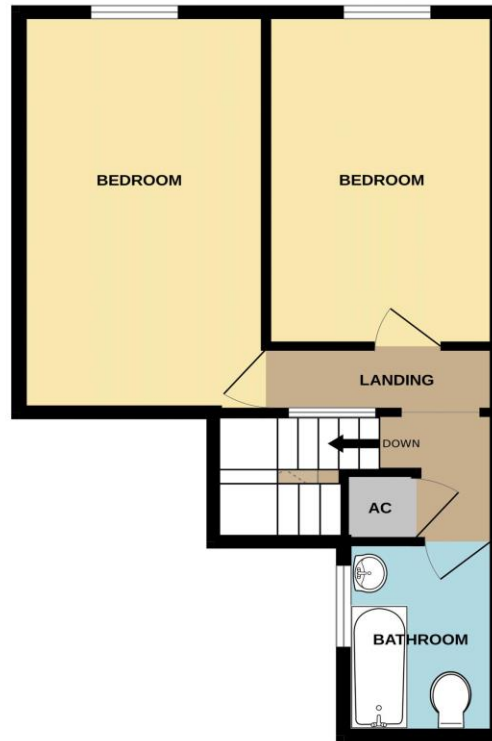


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1ST FLOOR



2ND 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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