



54 Seville Court, Burchs Close, Taunton TA1 4TR

£180,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed first floor flat located in the highly sought after residential area of Galmington. The well presented accommodation consists; entrance hall, bathroom, sitting/dining room, kitchen and two bedrooms. Externally the property benefits from a single garage in a nearby rank, communal residents parking and a balcony.

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

This purpose built first floor flat is in excellent order throughout and benefits from a balcony and views over the residents green. The property is conveniently located within a short walk of the local shopping parade, which includes Tesco Express, a bakery and a medical centre. The town centre is served by a frequent bus service. the accommodation is warmed by gas central heating and is complete with double glazing.

FIRST FLOOR FLAT
TWO BEDROOMS
SINGLE GARAGE
COMMUNAL RESIDENTS PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
BALCONY
CLOSE TO AMENITIES

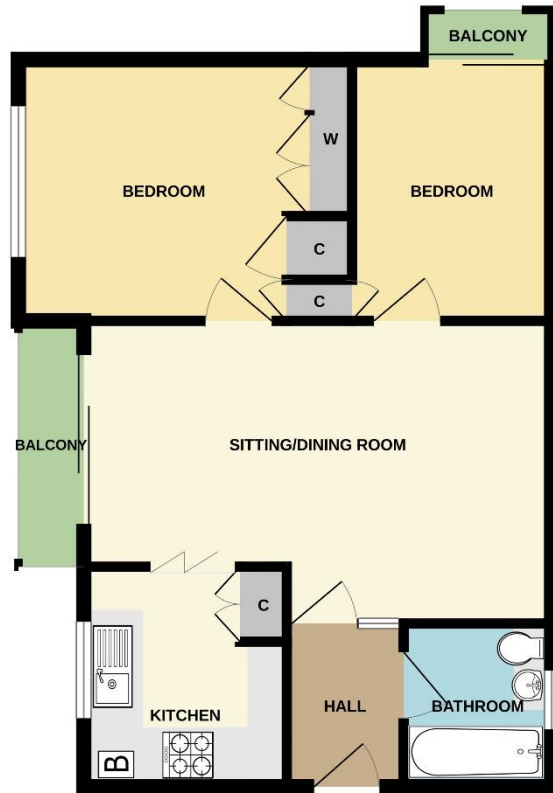




Entrance Hall	6' 7" x 4' 8" (2m x 1.41m)
Bathroom	6' 4" x 5' 8" (1.93m x 1.72m)
Sitting/Dining Room	18' 11" x 11' 5" (5.77m x 3.49m) max. Doors to the balcony.
Kitchen	8' 6" x 7' 10" (2.59m x 2.38m) Containing the gas fired boiler. Airing cupboard. Integral fridge/freezer, cooker hob and extractor fan.
Bedroom 1	11' 2" x 10' 0" (3.41m x 3.04m) Built-in wardrobes.
Bedroom 2	7' 8" x 10' 0" (2.34m x 3.04m) Built-in wardrobes.
Outside	A single garage in a nearby rank and communal residents parking.
Tenure and Outgoings	The property benefits from an original 999 year lease dated 1st January 1978. The current service charge is £1,040.00 per annum and the ground rent is included in this charge.



FIRST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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.
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