




GIBBINS RICHARDS 

Flat 10 Middleway, Court Middleway, Taunton TA1 3QJ

£215,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed first floor flat located in the highly sought after residential area of Wilton. The spacious and well presented accommodation consists; entrance hall, sitting/dining room, kitchen, three bedrooms and re-fitted shower room. Externally the property benefits from communal gardens and a single garage.

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

The property is situated in the much favoured Wilton area of the town, within convenient access of the picturesque Vivary Park and the town centre itself. Excellent primary and secondary school education is within walking distance, as well as Musgrove Park Hospital. This purpose built first floor apartment offers spacious accommodation and benefits from gas central heating via a combination boiler and double glazing throughout.

FIRST FLOOR FLAT
THREE BEDROOMS
RE-FITTED SHOWER ROOM
SINGLE GARAGE
COMMUNAL GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING
WALKING DISTANCE TO TOWN
CLOSE TO AMENITIES





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| Entrance Hall | 10' 0" x 4' 0" (3.05m x 1.22m) Two storage cupboards. |
| Sitting/Dining Room | 19' 0" x 12' 0" (5.79m x 3.65m) |
| Kitchen | 11' 0" x 9' 0" (3.35m x 2.74m) Housing the combination gas fired boiler. Built-in cooker, hob, extractor fan, dishwasher and washer/dryer. |
| Shower Room | 8' 0" x 5' 0" (2.44m x 1.52m) |
| Bedroom 1 | 14' 0" x 10' 0" (4.26m x 3.05m) Built-in wardrobes. |
| Bedroom 2 | 13' 0" x 8' 0" (3.96m x 2.44m) |
| Bedroom 3 | 10' 0" x 7' 11" (3.05m x 2.41m) |
| Outside | Communal gardens. Garage. |
| Tenure and Outgoings | The property benefits from an original 999 year lease dated 1st January 1978 (953 years remaining). The current service charges are approximately £110 per calendar month. |



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FIRST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 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.



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