



2 Tanners Court, Tancred Street, Taunton TA1 1RA
£120,000

GIBBINS RICHARDS 
Making home moves happen

A one bedroomed ground floor flat conveniently located for the town centre and a range of amenities. The well-presented accommodation consists of: communal entrance door with entry phone system, internal hallway, open plan kitchen/diner/sitting room, one double bedroom and bathroom. AVAILABLE WITH NO ONWARD CHAIN.

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

This one bedroomed ground floor flat is warmed by gas central heating and is complete with double glazing throughout. The property is located within walking distance of a range of amenities to include a range of shops, cafes, restaurants, pubs etc. It's convenient location also gives easy access to the mainline intercity railway station, the M5 motorway at junction 25 and Musgrove Park Hospital.

Communal Entrance Hall
Hallway
Kitchen/Sitting/Dining Room
Bedroom
Bathroom
Tenure and Outgoings

Intercom system. Personal door to flat.
Storage cupboard.
17' 0" x 8' 0" (5.18m x 2.44m) increasing to 13'
11' 0" x 9' 0" (3.35m x 2.74m)
6' 0" x 5' 0" (1.83m x 1.52m)
The property benefits from an original 125 year lease dated 1st January 2007. The current service charges are approximately £100 per month.



GROUND FLOOR FLAT

ONE DOUBLE BEDROOM

WELL PRESENTED ACCOMMODATION

OPEN PLAN KITCHEN/SITTING/DINING ROOM

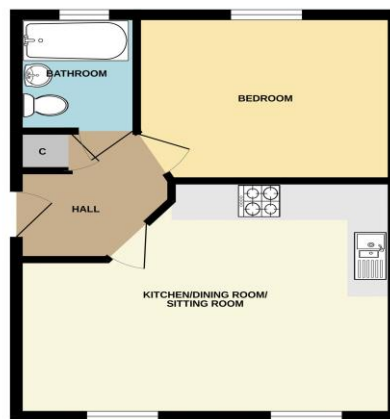
WALKING DISTANCE TO TOWN

GAS CENTRAL HEATING

125 YEAR LEASE FROM 1ST JANUARY 2007

NO ONWARD CHAIN

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.1 sq.m.) approx.
When every square foot has been taken to measure the accuracy of the finished completed floor, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as a guide only. It is not intended to be used as a basis for any legal proceedings. The services, fixtures and appliances shown have been tested and are guaranteed to be in accordance with applicable regulations.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
tn@gibbinsrichards.co.uk www.gibbinsrichards.co.uk