



GIBBINS RICHARDS 

15 Vivary Heights, Broadlands Rise, Taunton TA1 4HL

£185,000

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Making home moves happen

A two bedroomed second floor flat located in the must desired Wilton area of Taunton. The accommodation has been upgraded by the current owner and consists of; entrance hall, re-fitted Wickes kitchen, up-graded bathroom suite, sitting/dining room and two double bedrooms. Externally the property benefits from a sun terrace and large garage in a near-by rank. AVAILABLE WITH NO ONWARD CHAIN.

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

Vivary Heights is a highly sought after purpose built block of apartments situated in a cul-de-sac location of off Broadlands Rise, within easy 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.

SECOND FLOOR APARTMENT
TWO DOUBLE BEDROOMS
BALCONY
VISITORS PARKING
LARGE GARAGE
RE-FITTED KITCHEN AND BATHROOM
WALKING DISTANCE TO THE TOWN
NO ONWARD CHAIN





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Entrance Hall	Airing cupboard. Storage cupboard.
Kitchen	9' 0" x 7' 0" (2.74m x 2.13m) Wickes fitted kitchen.
Bathroom	8' 11" x 5' 0" (2.72m x 1.52m)
Bedroom 1	11' 11" x 9' 0" (3.63m x 2.74m) Built-in wardrobes.
Bedroom 2	9' 0" x 9' 0" (2.74m x 2.74m) Built-in wardrobes.
Sitting/ Dining Room	14' 0" x 12' 0" (4.26m x 3.65m)
Outside	Large garage and sun terrace, along with visitors parking.
Tenure and Outgoings	There is a share of the freehold. The lease is 999 years dated from 1973. The current service charges equate to £774 every six months and the ground rent is included in that.



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SECOND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 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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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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