



18 Langham Gardens, Taunton, TA1 4PE
£110,000

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Council Tax band: B

Charges payable for 2025/26 - £2,007.48

Tenure: Leasehold. 99 year lease from 01.01.1985.

Ground rent £1 per annum. Service charge £1,480.08 per annum. Lease details

EPC Energy Efficiency Rating: D

- A beautifully presented ground floor retirement apartment in Galmington
- No onward chain
- Delightful living/dining room
- Refitted kitchen
- Double bedroom with direct access to the communal garden
- Bathroom
- House manager
- 24 hour careline system
- A short walk away from good local amenities

SERVICES

Electricity, water and drainage connected.

Broadband/Mobile phone coverage - The options of standard and superfast broadband with speeds upto 238mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.





Set within the highly regarded Langham Gardens development in the heart of Galmington, this attractive one-bedroom ground floor apartment is presented in excellent condition throughout. The property enjoys a peaceful position with direct access to the well-tended communal gardens, and is offered for sale with the benefit of no onward chain.

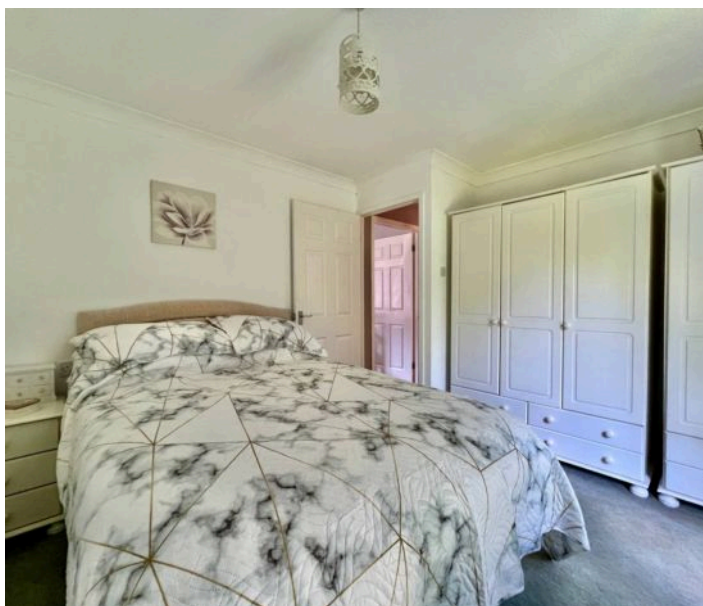
Langham Gardens is a purpose-built retirement development for the over 55's, providing a comfortable and supportive living environment. Residents benefit from a site manager, a 24-hour emergency call system, and use of the beautifully maintained communal gardens. Ample resident and visitor parking spaces are available within the grounds.

The apartment is superbly located within moments of a Tesco Local, doctor's surgery, pharmacist, and community hall – offering day-to-day convenience right on the doorstep. Taunton town centre and its full range of amenities are also within easy reach by car or bus.

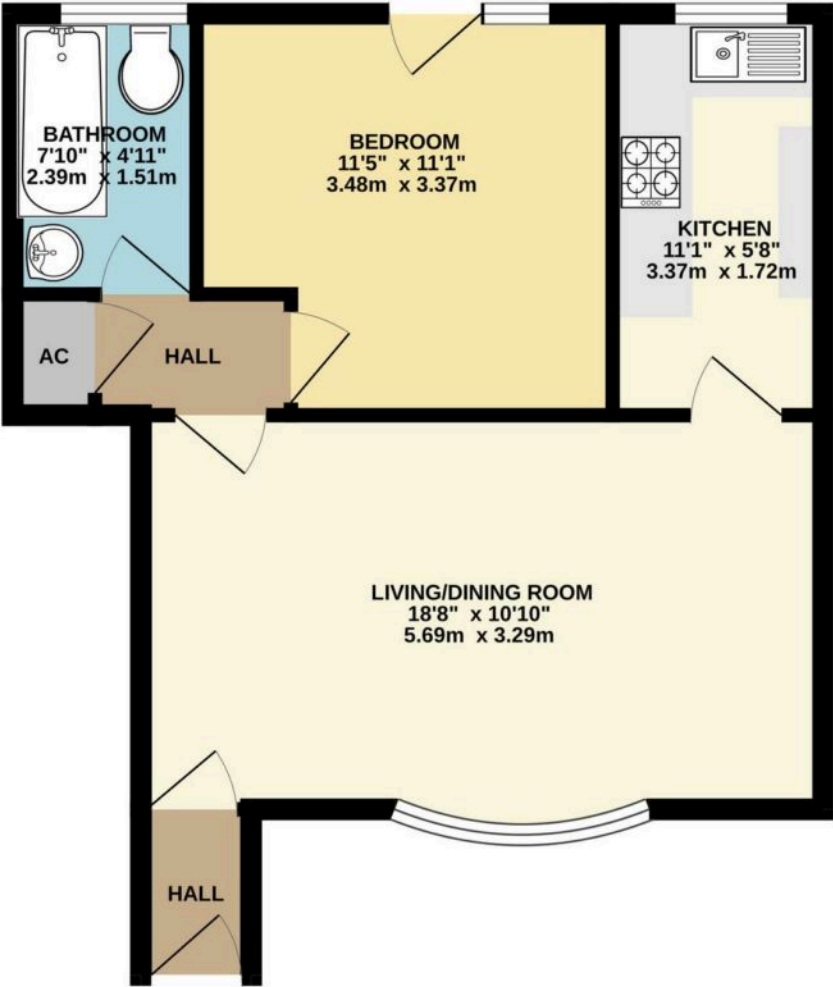
The welcoming entrance hall leads into a bright and spacious living/dining room, with a door through to the refitted kitchen, offering a good range of modern units. The double bedroom is complemented by its own personal door opening directly onto the communal gardens – a rare and appealing feature. A smartly presented three-piece bathroom suite completes the accommodation.

Communal Garden

Well maintained communal gardens surround the development, laid in the main to lawn with shrub bed borders, mature trees and resident/guest parking.



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 454 sq.ft. (42.2 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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