



GIBBINS RICHARDS 

Flat 2 Hughenden House, Billetfield, Taunton TA1 3NN

Fixed £145,000

GIBBINS RICHARDS   
Making home moves happen

This one bed self-contained flat is available to buy at a 30% discounted price under the Open Market Discount Scheme. The accommodation is well presented and consists of: entrance hall, open plan kitchen/diner/lounge, cloakroom, bedroom and family bathroom. Externally the property benefits from parking for three vehicles. AVAILABLE WITH NO ONWARD CHAIN.

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

This one bed ground floor flat is conveniently located for the town centre and its vast range of amenities. The accommodation is warmed by gas central heating via a combination boiler and is complete with double glazing. The property is available to buy at a discounted price and subject to qualifying criteria as well as approval from Somerset West and Taunton council. Different to shared ownership this purchase will not attract any rent payments on the 30% retained by the local authority, just simply sell at 70% on the future value.

GROUND FLOOR FLAT  
ONE DOUBLE BEDROOM  
PARKING FOR THREE VEHICLES  
OPEN MARKET DISCOUNT PROPERTY  
WELL PRESENTED ACCOMMODATION  
TOWN CENTRE LOCATION  
GAS CENTRAL HEATING  
OPEN PLAN KITCHEN/LOUNGE/DINER  
NO ONWARD CHAIN





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Communal Hallway With personal door opening to:  
Entrance Area

Open Plan Living Space 17' 9" x 16' 5" (5.41m x 5.00m)

Cloakroom

Bedroom 12' 6" x 11' 2" (3.81m x 3.40m)

Bathroom 7' 3" x 5' 3" (2.21m x 1.60m)

Dressing Area 5' 7" x 4' 11" (1.70m x 1.50m)

Outside To the rear of the property is a designated parking space with another two designated parking spaces to the front of the property.

Tenure & Outgoings The property is a 30% market discount scheme. There is an original 125 year lease dated from 1st January 2015. The annual service charge and ground rent is to be confirmed.



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GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.7 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.  
Made with Metropix 5/2023



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.  
Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) 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  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)