



GIBBINS RICHARDS

191 Massingham Park, Taunton TA2 7TN

£145,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed self contained ground floor flat conveniently located for a range of amenities. The well presented accommodation consists of; entrance hallway, open plan kitchen/sitting room/dining room, two bedrooms and a family bathroom. Externally the property benefits from a single garage. AVAILABLE WITH NO ONWARD CHAIN.

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

Massingham Park is located less than one mile from the intercity railway station and is approximately one and a half miles from the town centre. There is also easy access to the M5 motorway at junction 25. The property is double glazed and is warmed by gas central heating. Offered to the market with no onward chain and ideal for a first time buyer or an investor, an early viewing is advised.

GROUND FLOOR FLAT
SELF CONTAINED
TWO DOUBLE BEDROOMS
GAS CENTRAL HEATING
DOUBLE GLAZING
SINGLE GARAGE
CLOSE TO AMENITIES
WELL PRESENTED ACCOMMODATION
NO ONWARD CHAIN





Hallway	11' 0" x 3' 0" (3.35m x 0.91m)
Kitchen	11' 0" x 6' 0" (3.35m x 1.83m) Airing/utility cupboard.
Sitting/Dining Room	13' 0" x 14' 0" (3.96m x 4.26m)
Bedroom 1	12' 0" x 10' 0" (3.65m x 3.05m)
Bedroom 2	10' 0" x 7' 0" (3.05m x 2.13m)
Bathroom	6' 0" x 6' 0" (1.83m x 1.83m)
Outside	Single garage.

Tenure and Outgoings The property benefits from a 999 year lease dated 1st January 2005 (981 years remaining). The current service charge is approximately £1,000 per annum and the ground rent is approximately £150 per annum.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 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.



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.

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