



GIBBINS RICHARDS ▲

Flat 6 Elm Park, Elm Grove, Taunton, Taunton TA1 1EH

£195,000

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Making home moves happen

A sought after location and good sized top floor purpose built flat, offering spacious two bedroomed accommodation in a popular block, which also benefits from a garage and communal gardens, close to the town centre. An early viewing is strongly recommended.

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

The flat has a communal entrance door with entry phone system and stairs to the top floor and then a private door to the flat. There is an entrance hall with two storage cupboards leading to the accommodation. There is a sitting room, good sized kitchen/diner, two bedrooms and a shower room as well as a separate wc. The sitting room also benefits from doors leading out to a balcony, which overlooks the communal gardens and some pleasant greenery. Externally the communal gardens surround the block and there is a garage and bin store for the use of the flat. There are also others benefits to the property, such as access to the nearby tennis courts at a discounted rate and access to the communal gardens on the central square surrounding the courts as a resident of Elm Grove. The property is well located for the town centre, being just a short walk along Staplegrove Road to the northern end of town, which gives good access to the Independent Quarter, intercity railway station and the main High Street and shopping facilities. An early viewing is strongly advised.

TOP FLOOR PURPOSE BUILT FLAT  
TWO DOUBLE BEDROOMS  
TWO RECEPTION AREAS  
SITTING ROOM WITH BALCONY  
BATHROOM WITH SEPARATE CLOAKROOM  
GARAGE IN A BLOCK AND VISITORS PARKING  
COMMUNAL GARDENS  
CLOSE TO THE TOWN CENTRE  
GAS CENTRAL HEATING - NEW BOILER INSTALLED SEPTEMBER 2022  
VIEWING HIGHLY RECOMMENDED





Door with entry phone system. Stairs to upper floors.

Entrance Hall Two good sized storage cupboards.

Sitting Room 14' 3" x 13' 3" (4.34m x 4.04m) Fire place. Doors opening to;

Balcony 14' 3" x 3' 0" (4.34m x 0.91m) Westerly facing overlooking the communal gardens.

Kitchen/Diner 12' 6" x 12' 5" (3.81m x 3.78m)

Cloakroom

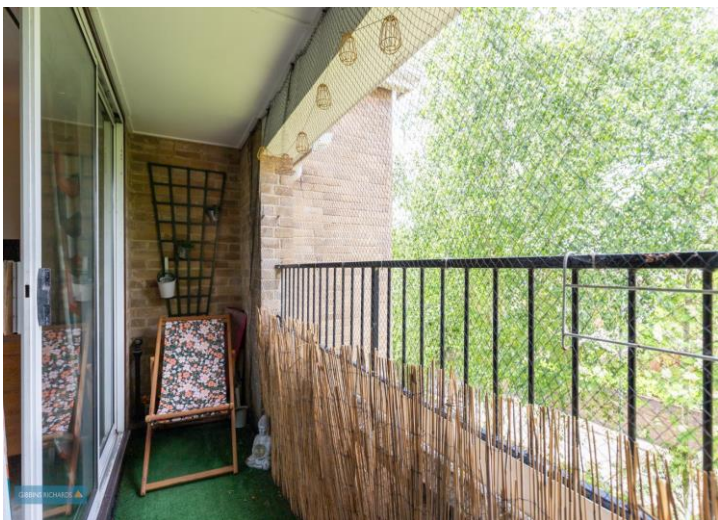
Shower Room

Bedroom 1 12' 5" x 9' 6" (3.78m x 2.89m)

Bedroom 2 9' 10" x 8' 9" (2.99m x 2.66m)

Outside Garage in a block and a shared bin store. Communal gardens. Visitors parking.

Tenure and Outgoings The flat benefits from an original 999 year lease dated from 1982. The current service charge is £1,440 per annum and there is no ground rent payable. Under the terms of the lease, the flat can be let but no pets allowed.



TOP FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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