



5 Inkerman Court, South Street, Taunton TA1 3FD

£165,000

**GIBBINS RICHARDS**   
Making home moves happen

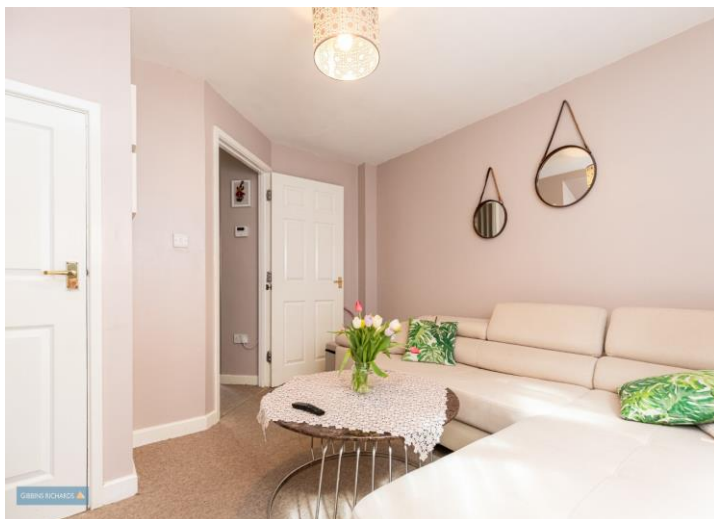


**ATTENTION INVESTORS!** A two bedroomed terrace home conveniently located for the town centre. The well-presented accommodation consists of: entrance hall, cloakroom, kitchen, sitting/dining room, two first floor bedrooms and bathroom. Externally the property benefits from an enclosed courtyard garden and gated entrance.

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

Inkerman Court is a small complex of apartments and houses located at the top of South Street, so therefore, is within easy distance of the town centres facilities. The complex carries a maintenance charge which equates to £432.29 per annum and includes the upkeep of communal areas, maintenance of the entrance gates etc.

TERRACED HOUSE  
TWO BEDROOMS  
CLOAKROOM  
COURTYARD GARDEN  
GATED ENTRANCE  
TENANT IN SITU  
GAS CENTRAL HEATING  
TOWN CENTRE LOCATION



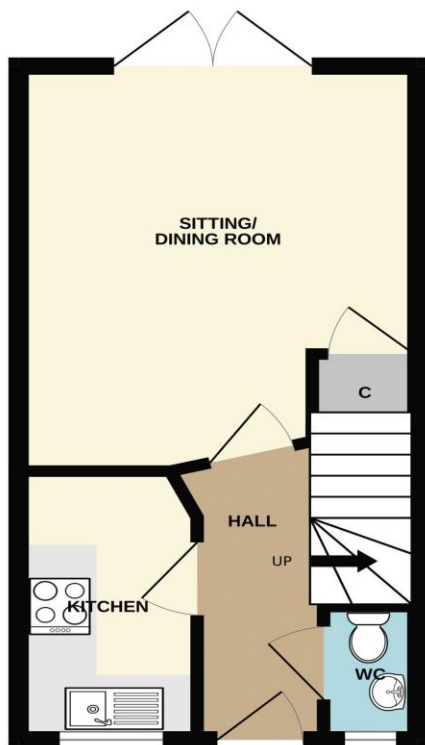


Hall	10' 8" x 7' 2" (3.24m x 2.19m) Stairs to first floor.
Cloakroom	
Kitchen	9' 2" x 5' 2" (2.80m x 1.58m)
Sitting/ Dining Room	13' 10" x 11' 7" (4.22m x 3.53m) Under stairs cupboard. Doors opening to the courtyard garden.
First Floor Landing	
Bedroom 1	11' 7" x 8' 9" (3.53m x 2.66m) Storage cupboard.
Bedroom 2	11' 7" x 8' 6" (3.53m x 2.60m) Two Velux windows.
Bathroom	6' 8" x 5' 1" (2.02m x 1.54m)
Outside	Enclosed courtyard rear garden.
Agents Note	This property is a freehold property with common managed areas. There is a management company in place and the current service charge is £432.29 per annum.

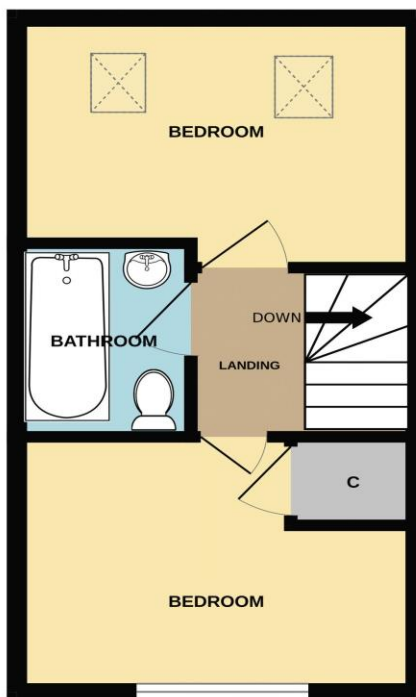




GROUND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.6 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.  
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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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