



GIBBINS RICHARDS 
Making home moves happen

2 Fullands Court , Kingsway, Taunton TA1 3YF

£225,000

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A generously proportioned two bedroomed mid terrace home built specifically for the over 55's in a sought after and select development of similar properties. An internal viewing is thoroughly recommended. No onward chain.

Tenure: Leasehold / Energy Rating: E / Council Tax Band: F

This bespoke retirement property is offered to the market with no onward chain and comprises of the following; entrance hall, ground floor shower room and cloakroom, dining room, sitting room, small conservatory, fitted kitchen, stairs to the first floor (with fitted stair lift), first floor landing, two large double bedrooms, each with built-in wardrobes and a second bathroom also with shower. There is also a useful loft space which is boarded and accessed via a pull down ladder. The property comes with a small courtyard garden and a single garage with electric up and over door. Number 2 Fullands Court is part of a development select properties which are suitable and applicable to the over 55's and the advantages of the property are plentiful with access to some beautiful shared gardens, on-site manager and a good length lease. The property has electric heating and is double glazed throughout.

Fullands Court is located to the south of town within the popular Kingsway/Killams area and offers easy access through to the basic amenities at Mountfields as well as bus routes and footpaths into the town centre.

OVER 55'S RETIREMENT COTTAGE
BEAUTIFULLY LOCATED WITHIN A SELECT DEVELOPMENT
CLOSE TO TOWN AND BUS ROUTES
PLENTIFUL COMMUNAL GARDENS WITH BEAUTIFUL POND
SET WITHIN THE GROUNDS OF HISTORIC FULLANDS HOUSE
GARAGE
TWO DOUBLE BEDROOMS - EACH WITH BUILT-IN WARDROBES
TWO SHOWER ROOMS
TWO RECEPTION ROOMS
CONSERVATORY



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Entrance Hall	Stairs to first floor.
Ground Floor Shower Room	
Sitting Room	18' 9" x 11' 5" (5.71m x 3.48m)
Dining Room	9' 7" x 9' 2" (2.92m x 2.79m)
Conservatory	7' 5" x 6' 11" (2.26m x 2.11m)
Kitchen	13' 1" x 8' 7" (3.98m x 2.61m)
First Floor Landing	
Bathroom	
Bedroom 1	15' 5" x 12' 10" (4.70m x 3.91m)
Bedroom 2	15' 2" x 11' 2" (4.62m x 3.40m)
Outside	Small courtyard garden. Communal gardens. Garage 18' 2" x 8' 11" (5.53m x 2.72m) with electric up and over door in nearby block.
Tenure and Outgoings	The property is leasehold and benefits from an original 150 year lease dated from 24th June 1989 (115 years remaining). There is no ground rent and the service charge per annum is £6,484. There is an over 55's covenant.
Agents Note	Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the seller.



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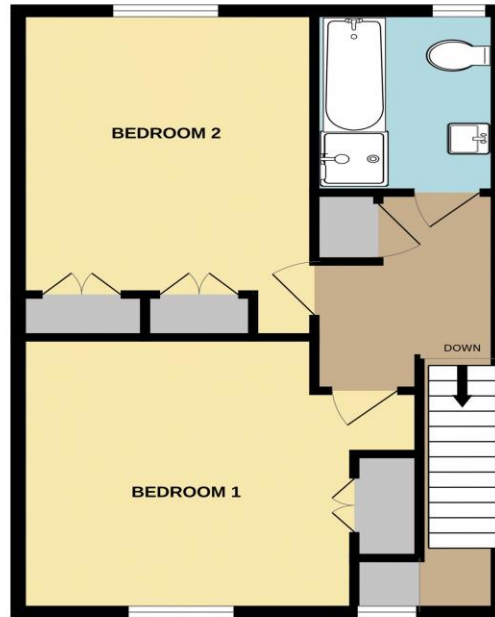


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GROUND FLOOR



1ST FLOOR



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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