



GIBBINS RICHARDS 

6 Portland Grange, Upper High Street, Taunton TA1 3PZ

£95,000

GIBBINS RICHARDS   
Making home moves happen

A ground floor retirement flat in a purpose built block conveniently located for the town centre. The accommodation has recently been decorated and consists of entrance hall, kitchen, sitting/dining room, two bedrooms and a shower room. Externally the property benefits from communal gardens and residents parking. AVAILABLE WITH NO ONWARD CHAIN.

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

This purpose built ground floor retirement flat is located in a convenient location within walking distance of the picturesque Vivary Park and the town centre. The property is accessed via a secure entry system. Portland Grange offers secluded communal gardens, communal bin store and parking. The accommodation benefits from double glazing and is warmed by electric radiators.

GROUND FLOOR RETIREMENT FLAT  
TWO BEDROOMS  
ELECTRIC RADIATORS  
WALKING DISTANCE TO THE TOWN CENTRE  
COMMUNAL GARDENS  
RECENTLY REDECORATED  
NO ONWARD CHAIN





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Hall	
Kitchen	8' 11" x 6' 0" (2.72m x 1.83m)
Sitting/Dining Room	12' 11" x 11' 0" (3.93m x 3.35m)
Bedroom 1	12' 10" x 8' 0" (3.91m x 2.44m) Fitted wardrobe.
Bedroom 2	9' 0" x 6' 0" (2.74m x 1.83m)
Shower Room	6' 0" x 5' 0" (1.83m x 1.52m)
Outside	Externally the property benefits from communal gardens and residents parking.
Tenure and Outgoings	The property benefits from an original 125 year lease, dated 1st October 1990. The annual service charge is £1,980.



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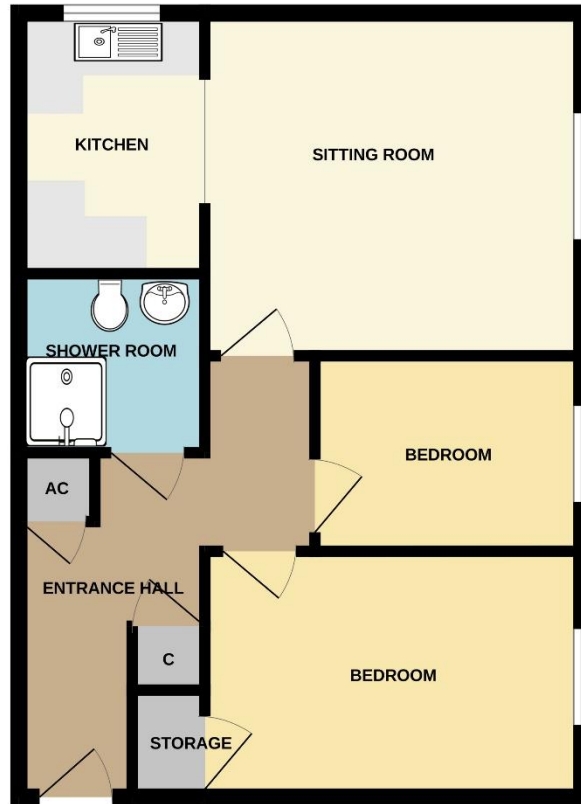


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GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 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.



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