



5 Gloucester Court, Gloucester Street, Taunton TA1 1TF  
£125,000

GIBBINS RICHARDS   
Making home moves happen

A one bedroomed purpose built top floor flat conveniently located for the town centre. The well presented accommodation consists of; entrance hall with storage cupboards, open plan kitchen/sitting/dining room, one double bedroom and a bathroom. Externally the property benefits from one allocated parking space and communal gardens.

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

The property is situated in a level position within easy walking distance of the town centre. The M5 motorway at junction 25 and the intercity railway station are both easily accessible. The accommodation is warmed by gas central heating and benefits from double glazing throughout.

Hallway 16' 5" x 4' 3" (5m x 1.3m) Two storage cupboards.  
 Kitchen/Sitting/Dining Room 19' 8" x 16' 9" (6m x 5.1m)  
 Bedroom 15' 5" x 10' 6" (4.7m x 3.2m)  
 Bathroom 6' 7" x 5' 11" (2m x 1.8m)  
 Outside The property benefits from one allocated parking space and communal gardens.  
 Tenure and Outgoings The property benefits from an original 125 year lease dated from 1st January 2006 (107 years remaining). The annual service charge is £962.88.



GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.1 sq.m.) approx.  
NOTE: Every effort has been made to ensure the accuracy of the figures contained herein; measurements of walls, ceilings, floors and any other parts are approximate and not necessarily taken to the centimetre or millimetre. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown here are not meant to be a guarantee, as to their availability or efficiency, can be given.

TOP FLOOR FLAT

ONE DOUBLE BEDROOM

OPEN PLAN KITCHEN/SITTING/DINING ROOM

ALLOCATED PARKING

COMMUNAL GARDENS

GAS CENTRAL HEATING

WELL PRESENTED ACCOMMODATION

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.