




GIBBINS RICHARDS 

21 Winters Field, Taunton TA1 1PY

£134,950

GIBBINS RICHARDS 
Making home moves happen

A well presented two bedroomed ground floor flat conveniently located for the town centre and a range of amenities. The accommodation consists of; entrance hall, kitchen, sitting/dining room, two bedrooms and a bathroom. Externally the property benefits from allocated parking for one car. AVAILABLE WITH NO ONWARD CHAIN. Energy rating: C-77

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

This two bedroomed ground floor flat offers spacious accommodation which benefits from plenty of natural light. The current owners have decorated to include new carpets throughout. Winters Field is a popular development formed approximately 20 years ago. A local retail park is close by, whilst the town centre itself is within walking distance along with the County Cricket Ground. The property has consent to let with a rental potential of £900 per calendar month, providing a gross rental yield of 7.45%.

GROUND FLOOR FLAT
TWO BEDROOMS
ALLOCATED PARKING
GREAT RENTAL / FIRST TIME BUY
PETS ALLOWED
WELL PRESENTED ACCOMMODATION
CLOSE TO AMENITIES
NO ONWARD CHAIN





Entrance Hall	Two storage cupboards.
Sitting Room	16' 9" x 10' 5" (5.10m x 3.17m)
Kitchen	8' 4" x 6' 2" (2.54m x 1.88m)
Bedroom 1	12' 9" x 8' 7" (3.88m x 2.61m) Storage cupboard/wardrobe.
Bedroom 2	8' 10" x 6' 11" (2.69m x 2.11m)
Bathroom	6' 8" x 5' 4" (2.03m x 1.62m) Three piece suite.
Outside	Allocated parking for one car.
Tenure and Outgoings	The property is leasehold and benefits from the original 999 year lease dated 1st January 2001 (976 remaining). The ground rent is £203 per annum and the service charge is £1,500 per annum.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 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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