



GIBBINS RICHARDS

29 Kinglake Drive, Taunton TA1 3RR

£400,000

GIBBINS RICHARDS   
Making home moves happen

A four bedroomed semi detached home located on a popular retirement complex in Sherford. The well presented accommodation consists of; entrance hall, sitting/dining room, conservatory, kitchen, study, ground floor bedroom and bathroom. To the first floor there are three bedrooms with an en-suite shower room to the master bedroom. Externally the property benefits from communal gardens and residents parking. A new boiler was fitted in 2022 and has a ten year warranty.

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

Located in the prestigious retirement complex, known as Blagdon Village, which is within easy access to Vivary Park and the town centre. The complex benefits from a number of on-site facilities including; communal lounge/meeting room, restaurant and bar, guest suite, fitness room, hairdressers, residents events and theme nights, pets welcome, communal parking and attractive communal gardens.

SEMI DETACHED HOME  
FOUR BEDROOMS  
TWO RECEPTION ROOMS  
EN-SUITE SHOWER ROOM  
OVER 60'S RETIREMENT COMPLEX  
ATTRACTIVE COMMUNAL GARDENS  
RESIDENTS PARKING  
GROUND FLOOR BEDROOM AND BATHROOM  
ON SITE FACILITIES





**Entrance Hall**

**Sitting Room** 13' 1" x 12' 2" (3.98m x 3.71m) Opening to;

**Dining Area** 9' 3" x 7' 3" (2.82m x 2.21m)

**Kitchen** 8' 11" x 6' 9" (2.72m x 2.06m)

**Conservatory** Doors opening to the garden.

**Ground Floor Bedroom** 13' 5" x 11' 2" (4.09m x 3.40m) Plus wardrobe and under stairs cupboard.

**Ground Floor Bathroom** 6' 10" x 6' 1" (2.08m x 1.85m)

**Study** 9' 2" x 6' 8" (2.79m x 2.03m)

**First Floor Landing**

**Bedroom 1** 16' 7" x 12' 4" (5.05m x 3.76m) maximum. Built in wardrobes.

**En-suite Shower Room** 5' 10" x 5' 4" (1.78m x 1.62m)

**Bedroom 3** 11' 0" x 10' 1" (3.35m x 3.07m) maximum.

**Bedroom 4** 7' 5" x 6' 11" (2.26m x 2.11m)

**Outside** Attractive communal gardens. Residents parking.

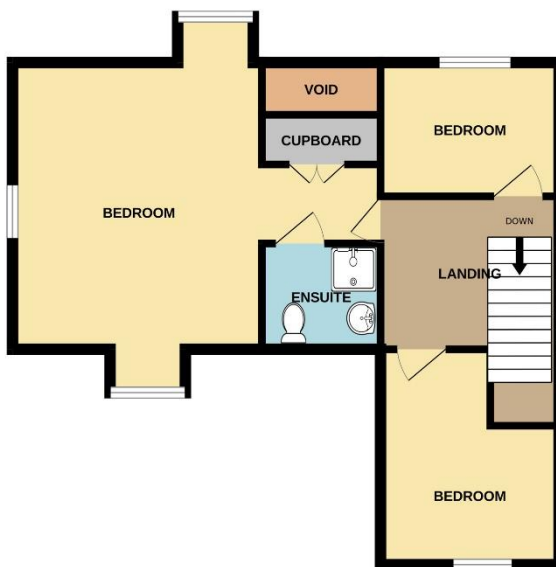
**Tenure and Outgoings** The property is leasehold and benefits from an original 125 year lease dated 1st October 2005 (106 years remaining). The service charge is £6,600 per annum and is due to be reviewed in January 2025 and the ground rent is £275 per annum. There is an assignment fee of between 5% -12.5% depending on the terms of the lease. Care services are available from external providers.



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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