



GIBBINS RICHARDS
Making home moves happen

15 Eastgate Gardens, Taunton TA1 1RD
£130,000

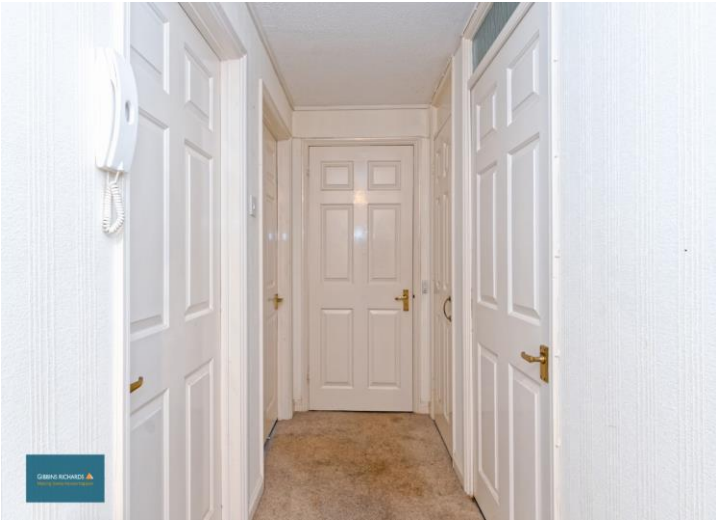
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A well positioned two bedroomed property forming part of a retirement complex very close to the town centre. The ground floor apartment offers two good sized bedrooms, a shower room, kitchen and sitting room. The flat has its front door opening onto a lovely and private green space.

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

The flat is accessed via a short footpath which access a number of other properties and has its own private entrance door. The entrance hall has a large storage cupboard and an airing cupboard and there is then two double bedrooms to the front of the property. There is a modern fitted shower room with shower cubicle and then a sitting room with open access into a kitchen. The sitting room window looks across to the communal gardens within the centre of the development. Eastgate Gardens is brilliantly located for the town centre, just being a stones throw away from the bustling East Street area which gives access to all of the town centres amenities. This ground floor flat is deemed an ideal retirement property, being available to over 55's and with no onward chain. An early viewing is highly recommended.

GROUND FLOOR TWO BEDROOMED RETIREMENT APARTMENT
PRIVATE ACCESS
SITTING ROOM / KITCHEN/ SHOWER ROOM
DOUBLE GLAZING
ELECTRIC HEATING
COMMUNAL GARDENS
NO ONWARD CHAIN
IN GOOD ORDER THROUGHOUT
CLOSE TO TOWN CENTRE





Entrance Hall	With two storage cupboards.
Bedroom 2	11' 3" x 7' 4" (3.43m x 2.23m)
Bedroom 1	11' 3" x 10' 0" (3.43m x 3.05m)
Shower Room	With shower cubicle.
Sitting Room	15' 4" x 10' 8" (4.67m x 3.25m)
Kitchen	11' 8" x 6' 0" (3.55m x 1.83m)
Outside	Beautifully maintained communal gardens. Parking is available on a first come first served basis.
Tenure and Outgoings	The property is leasehold and benefits from an original 125 year lease dated from 1st January 1988 (89 years remaining). The annual service charge is £2,762.82 and the ground rent charges are to be confirmed.



GROUND 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.



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