

5 Bramble Park, Taunton TA1 2QT £155,000

GIBBINS RICHARDS A
Making home moves happen

A two bedroomed self contained top floor conveniently placed for a range of amenities. The spacious accommodation consists of: entrance leading to the stairs, hallway, sitting/dining room, kitchen, two bedrooms and bathroom. Externally the property benefits from a small communal garden and single garage. AVAILABLE WITH NO ONWARD CHAIN.

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

This first-floor flat is positioned at the top of Upper Holway Road, offering a quiet cul-de-sac location. Situated in the desirable Holway area, it provides easy access to both the M5 motorway at junction 25 and Taunton town centre, with a regular bus service nearby. The property is also within walking distance of a local convenience store, pharmacy and a doctor's surgery.

FIRST FLOOR FLAT
TWO BEDROOMS
SELF CONTAINED
GARAGE
COMMUNAL GARDEN
SPACIOUS ACCOMMODATION
CLOSE TO AMENITIES
NO ONWARD CHAIN











Entrance Hall 11' 8" x 11' 0" (3.56m x 3.35m)

Sitting/Dining Room 13' 9" x 12' 0" (4.18m x 3.67m)

Kitchen 8' 0" x 7' 0" (2.44m x 2.14m)

Bedroom 1 14' 10" x 9' 1" (4.53m x 2.76m)

Bedroom 2 11' 6" x 7' 9" (3.50m x 2.36m)

Bathroom 8' 0" x 6' 8" (2.44m x 2.04m)

Outside The property benefits from a small

communal garden and a garage.

Tenure The property is leasehold and

benefits from an original 2000 year lease dated 25th March 1977 (1952

years remaining).

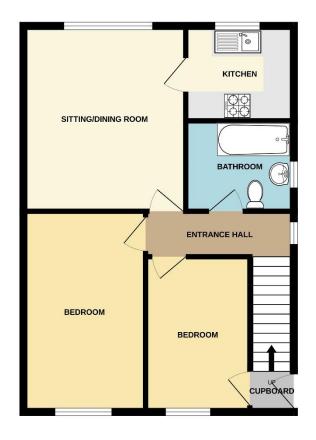
Agents Note The current owner also holds the

freehold title to the block of flats.













TOTAL FLOOR AREA: 573 sq.ft. (53.3 sq.m.) approx Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, norms and any other tierns are approximate and no responsibility is taken for any error omission or mis statement. This pain is for illustratine purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante

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.