



GIBBINS RICHARDS  
Making home moves happen

4 Sherford Court, Sherford Road, Taunton TA1 3QY  
**£220,000**

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A two bedroomed ground floor retirement flat situated in Sherford, a highly sought after residential area that offers convenient access to both countryside and town centre amenities. the generous accommodation includes; entrance hall, kitchen, dining room, sitting room and two bedrooms. There is an en-suite shower room to the main bedroom and a separate bathroom. Outside the property features a patio area, accessible from the sitting room, as well as communal gardens, parking facilities and a single garage. The property is available with no onward chain.

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

Sherford Court is a purpose built retirement development, consisting of four flats designed for residents aged 55 and over. The property features its own private patio and access to beautiful maintained communal gardens. The versatile accommodation includes two reception rooms, two bedrooms, kitchen and both an en-suite shower room and separate bathroom. Heating is provided by gas central heating and the flat benefits from double glazing throughout.

- RETIREMENT FLAT
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- EN-SUITE SHOWER ROOM
- PATIO AREA AND COMMUNAL GARDENS
- GARAGE AND PARKING
- GAS CENTRAL HEATING
- SOUGHT AFTER RESIDENTIAL AREA
- NO ONWARD CHAIN







#### Entrance Hall

Kitchen 11' 4" x 8' 5" (3.45m x 2.56m) Maximum.

Dining Room/Bedroom 11' 5" x 9' 8" (3.48m x 2.94m)

Sitting Room 18' 8" x 13' 0" (5.69m x 3.96m) Doors opening to the patio area.

Bedroom 1 10' 8" x 8' 8" (3.25m x 2.64m) Plus wardrobe.

En-suite 8' 8" x 3' 9" (2.64m x 1.14m) Maximum.

Bedroom 2 9' 0" x 6' 5" (2.74m x 1.95m) Plus wardrobe.

Bathroom 8' 3" x 4' 7" (2.51m x 1.40m)

Outside Private patio area. Residents communal gardens. Single garage and parking.

Tenure and Outgoings The property benefits from an 999 year lease dated March 1986 (960 years remaining). The ground rent is £25 per annum and the service charge is £1,800 per annum.





GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)