



82 Eastgate Gardens, Taunton TA1 1RE
£125,000

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Conveniently located within easy reach of the town centre, this well-presented one-bedroom first floor flat offers modernised accommodation, ideal for first-time buyers and investors. The property has been thoughtfully updated by the current owner and consists of an entrance hall, a double bedroom, a sitting/dining room, a newly refitted kitchen, and a refitted shower room. Externally, the flat benefits from allocated parking for one vehicle. Offered with no onward chain.

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

The property is located close to the town centre itself, which provides a host of facilities and benefits from its own parking space. The accommodation is warmed by electric radiators and the windows are double glazed throughout.

- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- RE-FITTED KITCHEN
- RE-FITTED SHOWER ROOM
- ELECTRIC HEATING
- ALLOCATED PARKING FOR ONE CAR
- TOWN CENTRE LOCATION
- NO ONWARD CHAIN

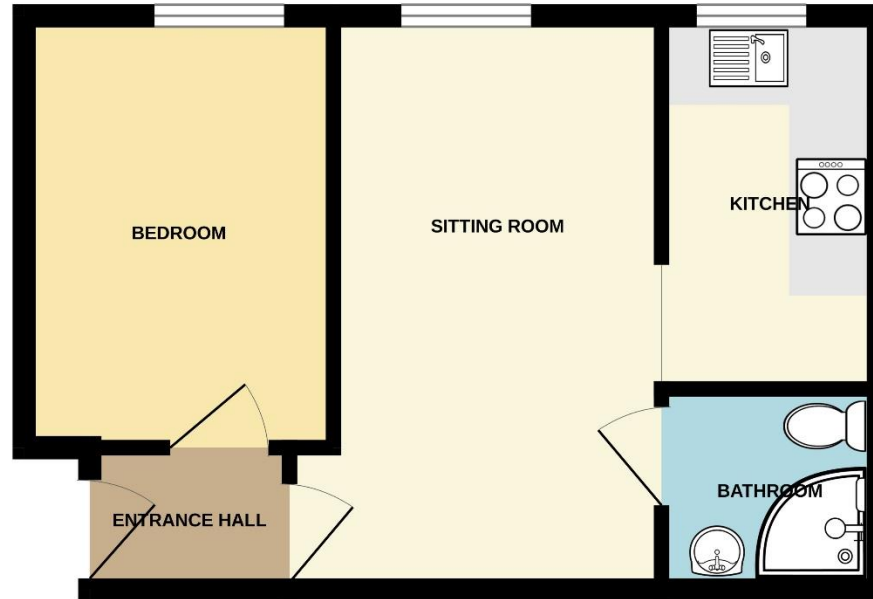




Entrance Hall	5' 1" x 1' 0" (1.55m x 0.30m)
Bedroom	10' 11" x 7' 10" (3.34m x 2.39m)
Sitting Room	14' 7" x 9' 5" (4.44m x 2.88m)
Kitchen	9' 6" x 5' 6" (2.89m x 1.68m)
Shower Room	5' 6" x 5' 3" (1.68m x 1.59m)
Outside	Allocated parking for one car.
Tenure and Outgoings	The flat is leasehold and has a 125 year lease dated from 1st January 1988 (88 years remaining). The combined service charge & ground rent is £183 per quarter.



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 310 sq.ft. (28.8 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.



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 £40 + VAT (£48) **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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