



10 Stable Court, Gatchell Oaks Trull TA3 7EG Guide Price £80,000



SECOND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.
We warrant against the use of the floor plan for the purpose of the purchase of the property. The floor plan is a general guide only and does not constitute an offer or contract. The actual dimensions and area of the property may vary from those shown on the floor plan. The floor plan is not to be used as a basis for any claim or action.



Features

- Entrance Hall
- Living Room
- Kitchen / Breakfast Room with integrated appliances
- Master Bedroom with fitted wardrobe and Ensuite WC
- Bedroom 2
- Shower Room
- Gas central heating
- Double glazing
- Secure entry and lift
- Allocated and visitor parking
- Communal gardens
- Lease 125 years from 2007
- Current service charge £4,033.84 pa
- Current ground rent £200.00 pa
- Council tax band D

A well-presented, second floor two bed roomed retirement apartment in this prestigious development for the over 55's on the South side of Taunton with well-maintained, communal gardens and grounds and allocated parking. Vacant possession and no onward chain.



Viewing strictly through the selling agents:

Robert Cooney

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property, we have not carried out a detailed survey nor tested the services, appliances and specific fittings.