



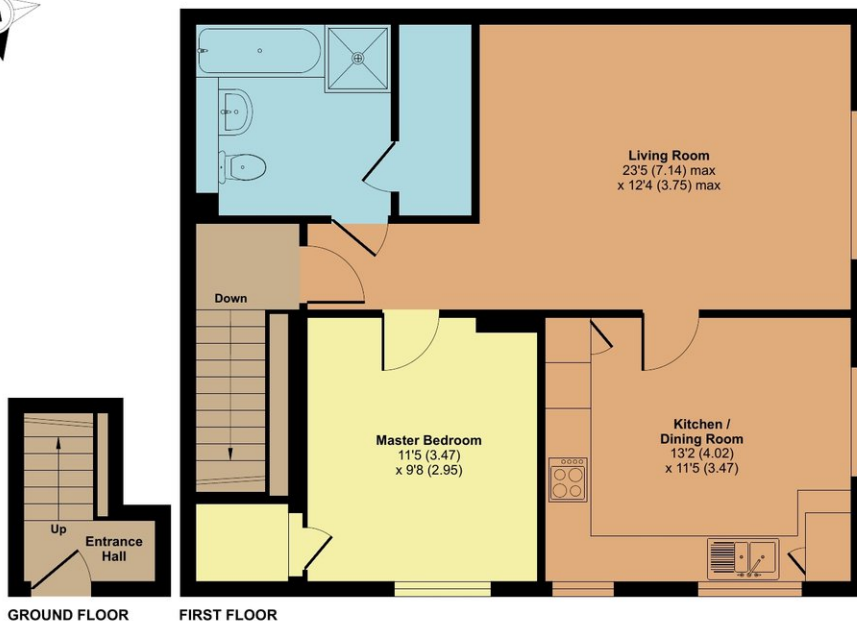
44 Garden Court Gatchell Oaks, Trull, Taunton TA3 7EG

£195,000



44 Garden Court, Taunton, TA3

Approximate Area = 710 sq ft / 66 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating	Environmental Impact Rating
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Features

- Entrance Hall
- Living Room
- Fitted Kitchen / Dining Room
- Master Bedroom with fitted wardrobe
- Bathroom with separate Shower
- Communal landscaped gardens
- Allocated parking space
- Outside storage cupboard
- Lease term 125 years from 2007, 106 years remaining
- Current ground rent £200 pa
- Current service charge £3,248.09 pa
- Council tax band C

Located in this prestigious development for the over 55's on the favoured South side of Taunton within 1.8 miles of the town centre is this well presented 1 double bedroomed first floor apartment with communal landscaped gardens and allocated parking. 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.