



2 Gatchell Court Gatchell Oaks, Trull, Taunton TA3 7EG

£185,000





Situated in this prestigious development for the over 55's on the favoured South side of Taunton is this well presented, light and spacious 2 double bedroomed retirement cottage with enclosed low maintenance garden to the rear and allocated parking.

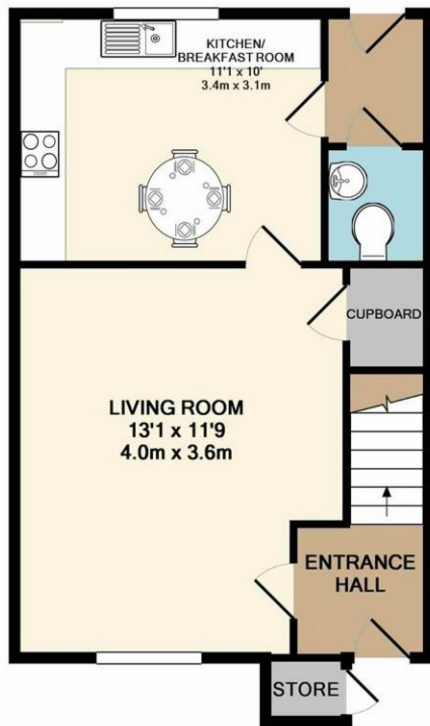




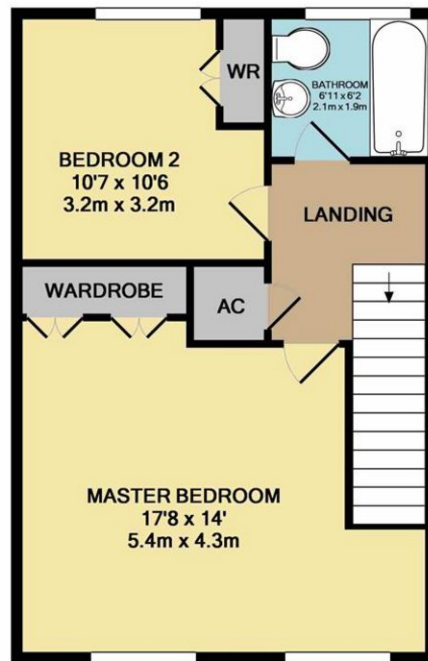
Features

- Entrance Hall
- Living Room
- Fitted Kitchen / Breakfast Room
- Rear Hall with door to garden
- Cloakroom
- Master Bedroom with fitted wardrobe
- Further Bedroom with fitted wardrobe
- Shower Room
- Enclosed low maintenance garden to rear
- Outside Store
- Communal landscaped gardens
- Allocated and visitor parking
- Double glazing
- Gas central heating
- Lease term 125 years from 1/1/2007
- Current Service Charge £3, 977.31 pa
- Current Ground rent £200 pa
- Council tax band E
- What3words:
///football.hills.succumbs





GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2018



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

taunton@robertcooney.co.uk

www.robertcooney.co.uk



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.

**robert
cooney**