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estate and letting agents

6 Eastgate Gardens, Taunton – TA1 1RD
£128,000

6 Eastgate Gardens

Taunton

- Purpose-built ground floor retirement apartment
- Two bedrooms, second currently used as dining room
- Spacious living/dining room
- Kitchen with practical layout
- Three-piece shower room
- Delightful communal gardens with ornamental fishpond, seating areas, and mature trees and shrubs
- Communal meeting hall for social events and gatherings
- Guest apartment for visiting family and friends
- Resident and visitor parking available
- House manager on site with 24-hour assistance

TOTAL FLOOR AREA 56 sq.m.

TENURE Leasehold. 125 years from 1st January 1988.
Service charge - £2726.40 pa. Ground rent - £1 pa.

COUNCIL TAX Somerset Council Tax Band B. Charges payable for 2026/27 - £2,403.72

SERVICES Main services of electricity, water and drainage are connected. Broadband speeds of upto 1800 mbps and good mobile signal across the four main networks (source: Ofcom).

EPC Energy Efficiency Rating: C





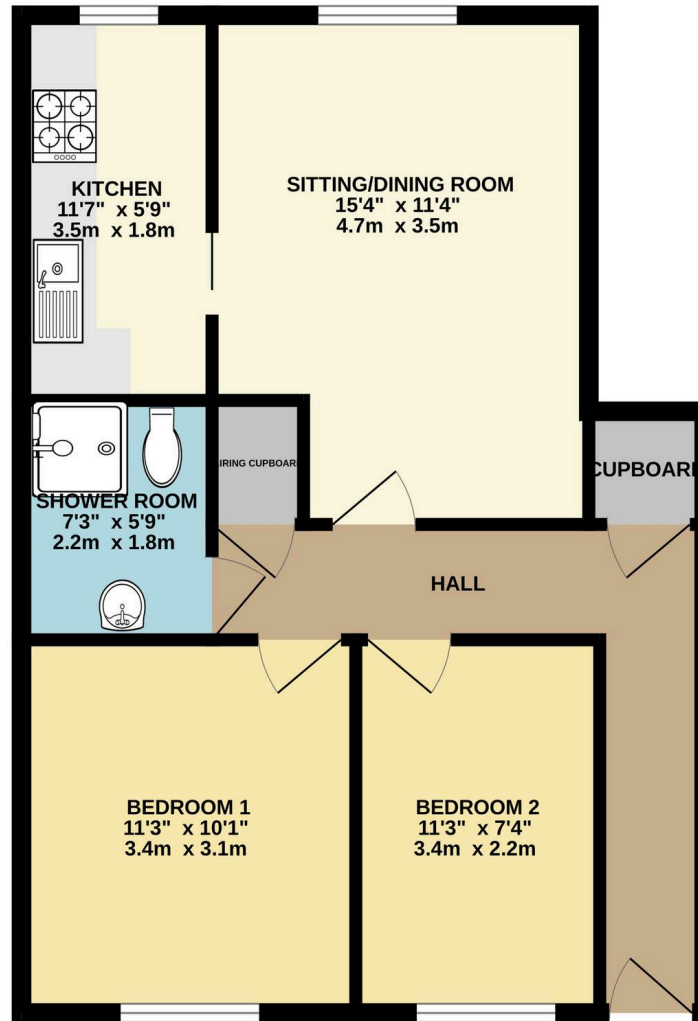
A well-presented purpose-built **ground floor retirement apartment** located in the heart of Taunton. This charming home offers comfortable, manageable living with **delightful communal gardens** featuring an **ornamental fishpond**, **various seating areas**, and **mature trees and shrubs**, perfect for relaxing outdoors. The property also benefits from **resident and visitor parking** and the reassurance of a **house manager** on site to assist with day-to-day queries.

The accommodation comprises an **entrance hall**, a **spacious living/dining room**, **kitchen**, **two good sized bedrooms** (the second currently used as a dining room), and a **three-piece shower room**. Residents also benefit from **24-hour assistance**, a **communal meeting hall** for social events, and a **guest apartment** for visiting family and friends. Ideally positioned, the property is within **easy walking distance of Taunton town centre** and its array of shops, restaurants, and amenities.

Eastgate Gardens is located in the heart of **Taunton**, Somerset's county town. Residents enjoy **easy access to a wide range of shops, cafes, and leisure facilities**, along with excellent local transport links. The development combines the convenience of town centre living with a **supportive retirement community**, making it ideal for those seeking security, independence, and social engagement.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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