



3 Eastgate Gardens, Taunton TA1 1RD

£115,000

**GIBBINS RICHARDS**   
Making home moves happen

A well-presented ground floor retirement flat situated in a popular development, conveniently located close to the town centre. The accommodation comprises a entrance hall, a comfortable sitting/dining room, a fitted kitchen, two bedrooms, and a shower room. Residents benefit from attractive communal gardens and shared facilities. Offered with no onward chain.

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

This purpose built apartment is available for the over 55's and is located in a very popular complex which boasts attractive communal gardens and communal facilities to include; guest suite, communal living/meeting room and communal laundry room. The town centre is within a short walk and includes Marks & Spencer as well as a wide and comprehensive range of further facilities.

GROUND FLOOR RETIREMENT FLAT  
TWO BEDROOMS  
CONVENIENTLY PLACED FOR THE TOWN CENTRE  
COMMUNAL GARDENS  
OVERNIGHT GUEST SUITE  
PRIVATE ACCESS  
LIMITED RESIDENTS PARKING AVAILABLE  
DESIGNED FOR THE OVER 55'S  
NO ONWARD CHAIN





Hallway 15' 11" x 13' 11" (4.86m x 4.25m)  
Storage cupboard and airing cupboard.

Sitting Room 16' 3" x 10' 11" (4.96m x 3.33m)

Kitchen 11' 9" x 5' 10" (3.59m x 1.77m)

Shower Room 7' 1" x 5' 10" (2.15m x 1.77m)

Bedroom 1 11' 5" x 10' 0" (3.47m x 3.06m)

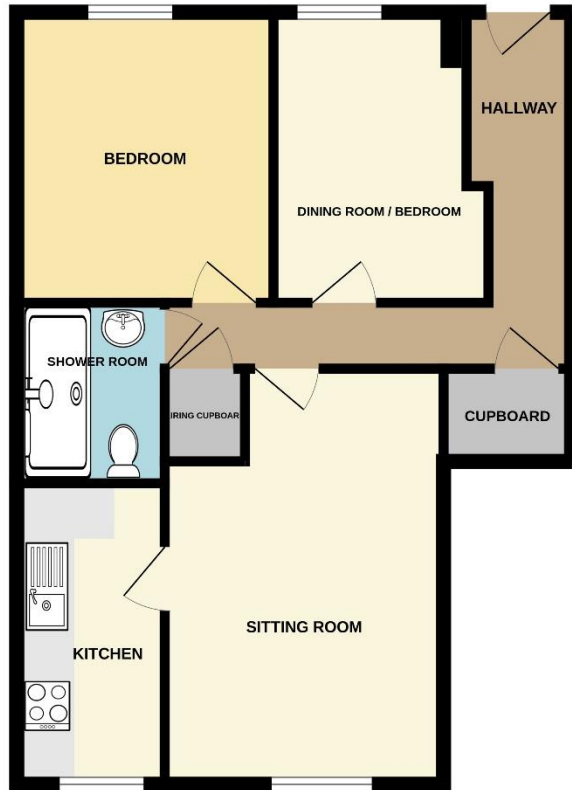
Bedroom 2 / Dining Room 11' 5" x 8' 5" (3.47m x 2.57m)

Outside Communal gardens.

Tenure and Outgoings  
The property is leasehold with a 125 year lease dated 1st January 1988 (88 years remaining). The service charge is £2,700 per annum.



GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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.



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