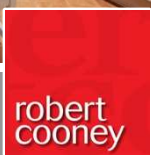




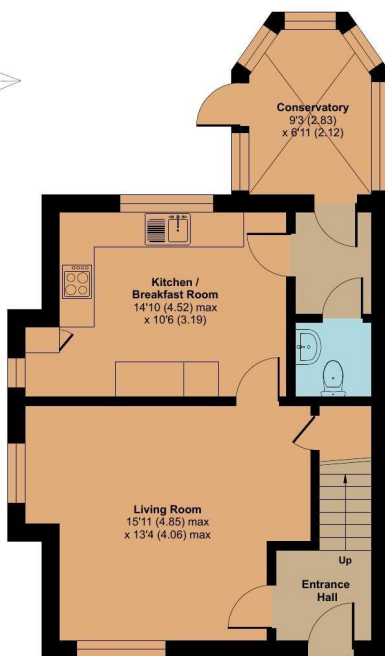
1 Gatchell Court Gatchell Oaks, Trull TA3 7EG

Offers in excess of £200,000

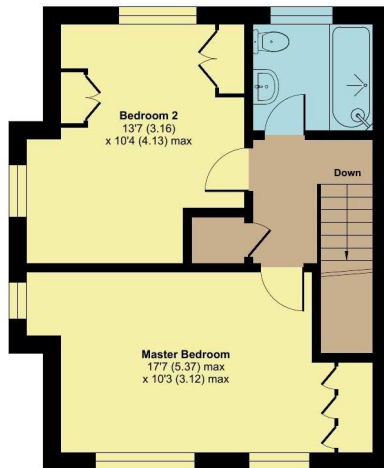


1 Gatchell Court, Gatchell Oaks, Trull, Taunton, TA3 7EG

Approximate Area = 969 sq ft / 90 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Features

- Entrance Hall
- Living Room
- Fitted Kitchen / Breakfast Room
- Conservatory with door to garden
- Cloakroom
- Stairs to first floor with stairlift
- Master Bedroom with fitted wardrobe
- Further double Bedroom with fitted wardrobes
- Shower Room
- Useful part boarded loft with integrated loft ladder
- Enclosed garden to rear
- Allocated parking
- Double glazing
- Gas central heating
- Lease term 125 years from 2007, 106 years remaining
- Current ground rent £200 pa
- Current service charge £3,977.31 pa
- Council tax band E

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Robert Cooney. REF: 1381556

A well presented, light and spacious 2 double bedrooom end-terrace retirement cottage within this prestigious development for the over 55's on the favoured South side of Taunton with enclosed low maintenance garden to rear, use of communal landscaped gardens and allocated parking. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

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**robert
cooney**

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.