



**Eastgate Gardens, Taunton TA1 1RE**

**welcome to**

## **Eastgate Gardens, Taunton**

Beautifully Presented Throughout. Retirement Home. Desirable Location. Own Rear Garden. Access to Communal Gardens and Services. Private Communal Gardens.

### **Description**

This beautifully presented two-bedroom home offers comfortable and practical living in a convenient location close to local amenities and transport links.

The property welcomes you with a bright and inviting entrance hall, leading through to a spacious lounge/diner, providing an excellent space for both relaxing and entertaining. The well-appointed kitchen offers ample storage and workspace, while a convenient ground-floor cloakroom adds to the property's practicality.

Upstairs, there are two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for visiting guests, hobbies, or a home office. A modern shower room serves the first floor and complements the home's well-maintained presentation throughout.

Externally, the property benefits from a private enclosed garden, perfect for enjoying the outdoors with minimal maintenance. In addition, there is allocated parking, providing convenience and peace of mind for residents and visitors alike.

Offering a wonderful combination of independent living, comfort, and security within an established over-55s community. Early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### **Entrance Hall**

Hard floor. Electric Radiator.

### **Cloakroom**

W.C. Sink. Consumer Unit. Frosted Double Glazed.

### **Kitchen**

8' 11" Max x 6' 11" Max ( 2.72m Max x 2.11m Max )  
Marble Affect Kitchen Top. Cast Sink. Electric Oven. Electric To. Built in Microwave. Space for Fridge/freezer. Built in Dishwasher. Double Glazed Window. Ample Storage. Blinds Inc. USB socket.

### **Lounge/Diner**

15' 7" Max x 13' 1" Max ( 4.75m Max x 3.99m Max )  
Two electric radiators. Access to Garden. Double Glazed Window.





### **Landing**

Carpeted. Airing Cupboard.

### **Bedroom One**

11' 1" Max x 10' 1" Max ( 3.38m Max x 3.07m Max )  
Electric Heater. Double Glazed Window. Walk in Wardrobe with Rail.

### **Bedroom Two**

10' 11" x 7' 3" ( 3.33m x 2.21m )  
Two Double Wardrobes. Two Double Glazed Window. Electric Heater. Carpeted.

### **Shower Room**

Large Walk in Shower. Cubicle. Part Tiled. Heated Towel Rail. W.C. Sink. Storage.

### **Rear Garden**

Patio Areas. Borders. Access towards communal area.

### **Parking**

Private Communal Parking

### **Agents Note**

Please notes the property is for the OVER 55's

Leasehold 124 years from 1988  
Current Ground Rent Approx £2400



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## Eastgate Gardens, Taunton

- For the Over 55'S Only
- Nicely Presented Throughout
- Lounge/Diner
- Two Bedrooms
- Rear Garden

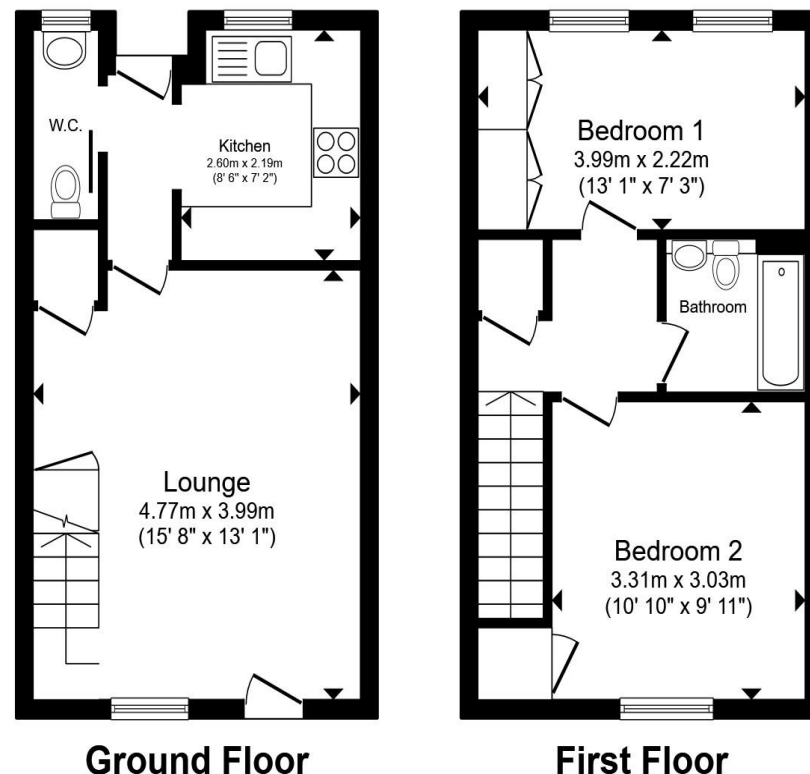
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£190,000**



Total floor area 58.6 m<sup>2</sup> (631 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
TAU109362 - 0003

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**01823 286161**



[taunton@fox-and-sons.co.uk](mailto:taunton@fox-and-sons.co.uk)



52 East Street, TAUNTON, Somerset, TA1 3NA



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