



GIBBINS RICHARDS 

17 Langham Gardens, Taunton TA1 4PE
£100,000

GIBBINS RICHARDS 
Making home moves happen

A well presented first floor retirement apartment suitable for over 60's and coming with the benefit of a stairlift which accesses the main accommodation that has just been freshly decorated and new carpets laid. The first floor living space offers a spacious sitting room with dining area, modern fitted kitchen with fitted appliances and also a double bedroom to the rear, overlooking some private gardens. There is also a recently refitted bathroom that has been adapted specifically for ease of mobility. The apartment also benefits from a Piper call system in each room for emergencies.

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

The property is located in the end of a cul-de-sac and forms part of a development of similar maisonettes featuring ground and first floor properties. There is recently upgraded programmable electric heaters throughout, ample storage and also unrestricted parking. To the rear of the property there is communal gardens with drying areas, also there is a useful shared bin store to the front. In all, a brilliant property suitable for over 60's and offered to the market with no onward chain.

OVER 60'S FIRST FLOOR FLAT
PURPOSE BUILT WITH NO ONWARD CHAIN
COMMUNAL GARDENS
CLOSE TO DOCTORS SURGERY AND LOCAL SHOPS
GOOD CONDITION WITH FITTED SHUTTERS
RECENTLY UPGRADED ELECTRIC PROGRAMMABLE HEATERS
FITTED KITCHEN WITH INTEGRAL APPLIANCES
MODERN BATHROOM SUITE
GOOD SIZED DOUBLE BEDROOM
CUL-DE-SAC POSITION





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Ground floor entrance door. Stair lift to the first floor landing.

Hallway Airing cupboard. Access to the loft via ladder to a partially boarded loft with light and providing additional storage.

Sitting Room 18' 6" x 10' 7" (5.63m x 3.22m)

Kitchen 10' 6" x 5' 3" (3.20m x 1.60m)

Bedroom 10' 7" x 8' 5" (3.22m x 2.56m) Built-in storage and wardrobes.

Bathroom 7' 2" x 4' 6" (2.18m x 1.37m)

Outside Communal gardens to the rear with drying area. Non restricted parking.

Tenure and Outgoings

The property is leasehold with a 99 year lease dated 1st January 1985 (59 years remaining). The ground rent is £1 per annum and the service charge is £111 per calendar month.



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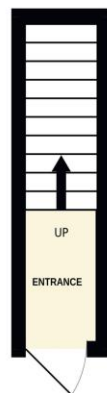
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GROUND FLOOR
41 sq.ft. (3.8 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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.

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