



WARE & CO
estate and letting agents

8 Langham Gardens, Galmington, Taunton, TA1 4PE
£110,000

8 Langham Gardens, Galmington

- A beautifully presented ground floor retirement apartment in Galmington
- No onward chain
- Delightful living/dining room
- Refitted kitchen
- Double bedroom with direct access to the communal garden
- Bathroom
- House manager
- 24 hour careline system
- A short walk away from good local amenities

Somerset Council Tax band: B. Charges payable for 2025/26 - £2,007.48

Tenure: Leasehold. Ground rent £1 per annum.
Service charge £1,480.08

EPC Energy Efficiency Rating: D





This superbly presented ground floor retirement apartment occupies a pleasant position within the highly regarded Langham Gardens development in Galmington. Surrounded by well maintained communal gardens and benefitting from resident and visitor parking, the property offers comfortable, low-maintenance living in a convenient and well served location.

The apartment is offered to the market with no onward chain and has been tastefully updated, including a refitted kitchen and shower room, creating a ready-to-move-into home ideally suited to purchasers seeking security, convenience and community.

The accommodation comprises a welcoming entrance hall leading to a bright and well proportioned living/dining room providing ample space for both seating and dining furniture, and a refitted kitchen fitted with a modern range of wall and base units with integrated cooking appliances. The double bedroom features built-in wardrobe cupboards, and the refitted shower room is finished in a contemporary style with a generous shower enclosure.

Externally, the development is set within attractively tended communal gardens, providing pleasant seating areas and green space for residents to enjoy. Resident and visitor parking spaces are available nearby.

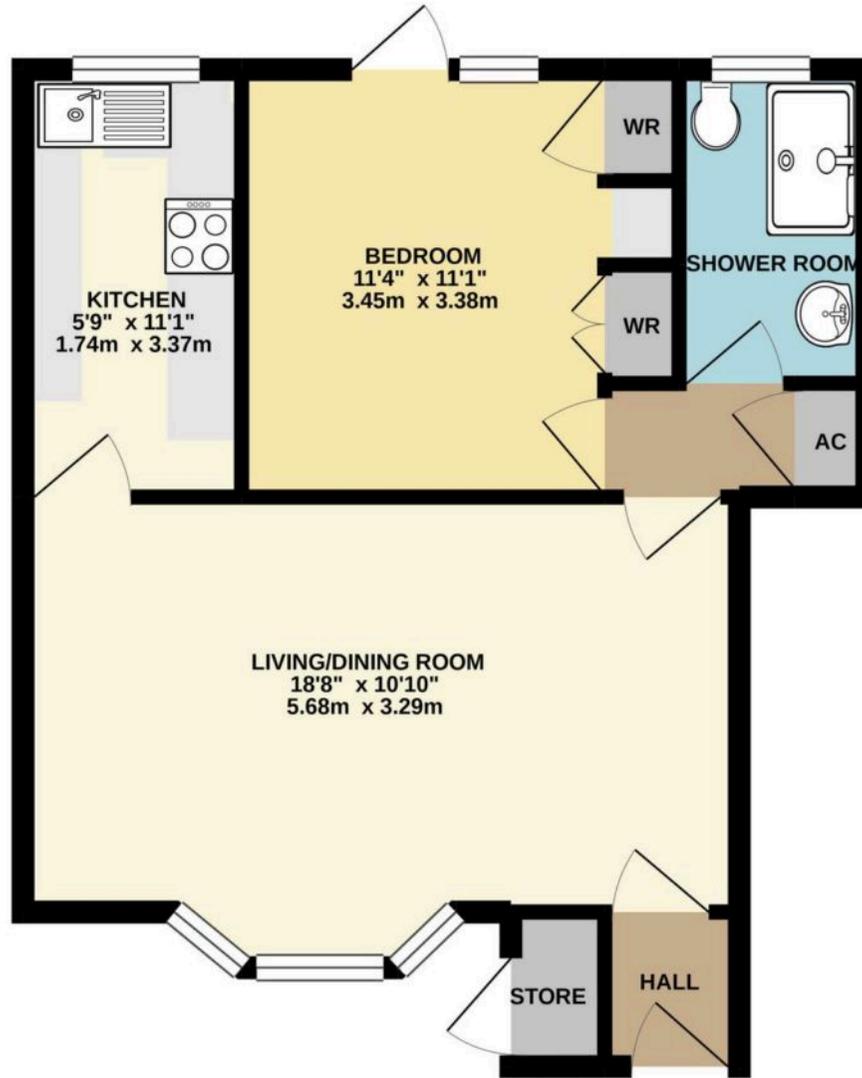
This is an excellent opportunity to acquire a well appointed retirement apartment in one of Taunton's most sought after residential areas.

Galmington is one of Taunton's most popular residential districts, particularly favoured for its accessibility and range of amenities. Within moments of Langham Gardens you will find a Tesco Express, doctors' surgery, pharmacy and local shops, providing excellent day-to-day convenience.

The area also benefits from regular bus services into Taunton town centre, which offers a wider selection of retail outlets, cafés, restaurants and leisure facilities. Musgrove Park Hospital is also within easy reach.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.6 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.

Made with MetroPix ©2021



Ware & Co

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • info@wareandco.com • www.wareandco.com

