



GIBBINS RICHARDS 

17 Langham Gardens, Taunton TA1 4PE  
£110,000

GIBBINS RICHARDS   
Making home moves happen



A well presented first floor retirement apartment suitable for over 55'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 55's and offered to the market with no onward chain.

OVER 55'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







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)

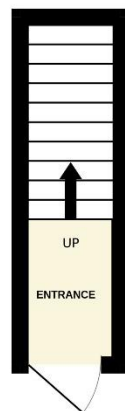
Outside Communal gardens to the rear with drying area. Non restricted parking.

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.



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

1ST FLOOR  
509 sq ft. (47.3 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.

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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