



GIBBINS RICHARDS   
Making home moves happen

6 Allenslade Flats , Wiveliscombe, Taunton TA4 2UE

£140,000

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### No Onward Chain | Large Garden | Conservatory

A well-presented ground floor flat, conveniently situated in Wiveliscombe and within easy reach of the town centre and local amenities. The property is accessed via a communal entrance door, which leads to a private entrance into the accommodation. Internally, a central hallway provides access to all principal rooms and includes two useful storage cupboards. The accommodation comprises a comfortable sitting room, a double bedroom, a shower room, and a spacious kitchen/diner. A conservatory provides additional living space and enjoys pleasant views over the garden, making it an ideal area for dining, relaxing, or enjoying the outdoors throughout the year. Both the shower room and kitchen/diner have been refurbished recently, enhancing the property's appeal and ensuring it is presented in excellent condition throughout. A particular feature of the property is its generous outdoor space. The front garden is arranged over two tiers and includes a summerhouse, creating an attractive area for relaxation and entertaining. To the rear, there is a further enclosed garden laid with low-maintenance artificial lawn, providing additional outdoor space. The property also benefits from an allocated parking space, as well as unrestricted on-street parking nearby. This property would make an ideal first-time purchase, investment opportunity, or home for those seeking single-storey living in a popular Somerset market town.

Tenure: Leasehold / Energy Rating: E / Council Tax Band: A

Allenslade Flats enjoys a convenient position on the northern side of Wiveliscombe, a thriving Somerset market town situated on the edge of the Brendon Hills and within easy reach of Exmoor National Park. The town offers an excellent range of everyday amenities including independent shops, cafés, pubs and both a primary and secondary school. Taunton, with its mainline railway station and access to the M5 motorway, lies approximately 10 miles to the east, providing excellent links to Exeter, Bristol and London.

Approx 557 sq.ft/ 51.8 sq m

No onward chain

Ground floor one bedroomed flat in a small purpose built block

Two gardens including brick built shed

Allocated parking

New storage heaters

Double glazing





#### Accommodation

Entrance Hall	Storage cupboard. Airing cupboard.
Sitting Room	14' 5" x 9' 6" (4.39m x 2.89m)
Kitchen/Diner	16' 7" x 5' 10" (5.05m x 1.78m)
Conservatory	9' 10" x 6' 3" (2.99m x 1.90m)
Shower Room	9' 8" x 5' 1" (2.94m x 1.55m)
Bedroom	12' 7" x 9' 11" (3.83m x 3.02m) Fitted wardrobe. Storage cupboard.

#### Outside

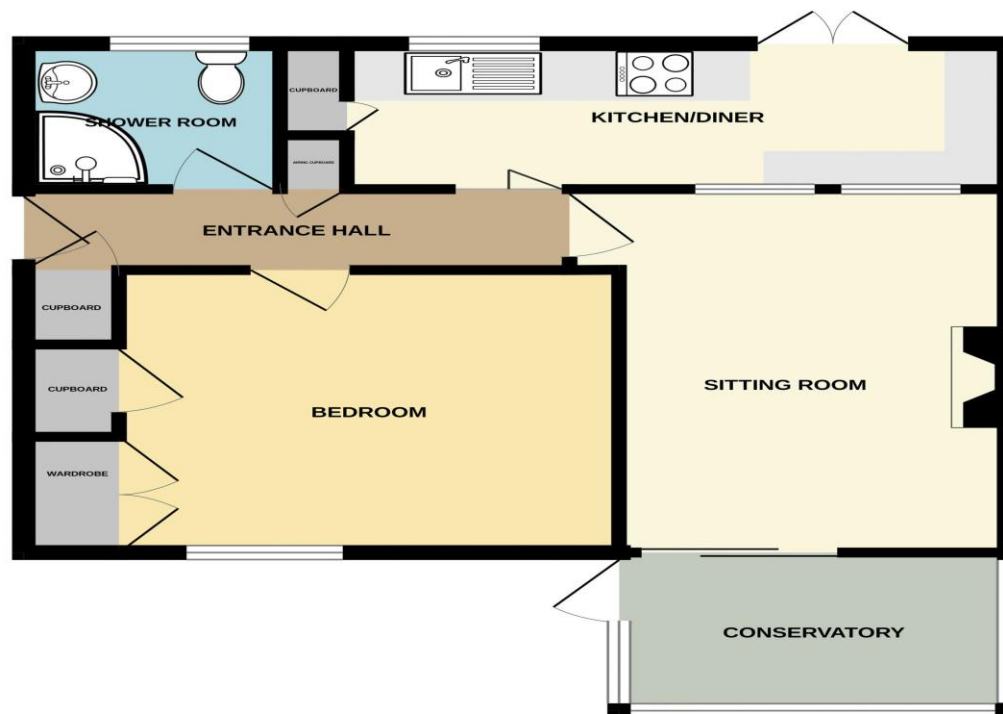
There are two gardens, one to the rear, which is walled and laid to lazy lawn and one to the front, which is on two tiers and benefits from a summerhouse.

#### Tenure and Outgoings

The property is leasehold and has a 125 year lease dated 27th April 1988 (87 years remaining). The ground rent is £10 per annum and service charges are to be confirmed.



GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 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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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
*Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.*

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