



Ruskin Close, Taunton, TA1 2AA

welcome to

Ruskin Close, Taunton

A well-presented two-bedroom home with solar panels and a designated parking space, ideally located close to local amenities, transport links and Taunton town centre.

A well-presented two-bedroom home situated within a modern residential development on the eastern side of Taunton. Offering light and well-proportioned accommodation throughout, the property is ideal for first-time buyers, investors or those seeking a low-maintenance home. Further benefits include solar panels for improved energy efficiency and a designated parking space. Conveniently located close to local amenities, schools, transport links and Taunton town centre, this attractive home combines modern living with everyday convenience. Early viewing is highly recommended.

Shared Ownership

This property is currently under shared ownership in conjunction with Livewest Housing Association who have criteria for any purchase. The advertised price is for the seller's 50% share. £160.73 per month is paid to the Housing Association as rent for the retained share. Service Charge is £0; Ground Rent is £0. Please contact with Livewest Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.





Agents Note

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

Radiator. Carpeted,

Lounge

Open through to kitchen. Radiator. Carpeted. Fridge. Lino floor. Radiator.

Kitchen

Two double glazed windows. Electric oven. Gas hob. Space for washing machine/ Dishwasher and Fridge. Radiator. Lino floor. Boiler

Landing

Storage cupboard. Radiator.

Bedroom 1

Carpeted. Two double glazed windows. Radiator. Large double.

Bathroom

Bath. Tile wall. W.C. Shower. Lino. Towel rail.

Parking

Allocated Space.



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Ruskin Close, Taunton

- 50 % SHARED OWNERSHIP COACH HOUSE
- IDEAL FTB HOME!!!
- Designated Car Parking Space
- Solar Panels
- Well presented throughout!

Tenure: Leasehold

EPC Rating: B

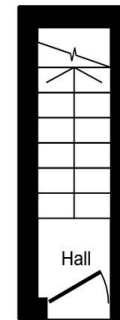
Council Tax Band: A

Service Charge: Ask Agent

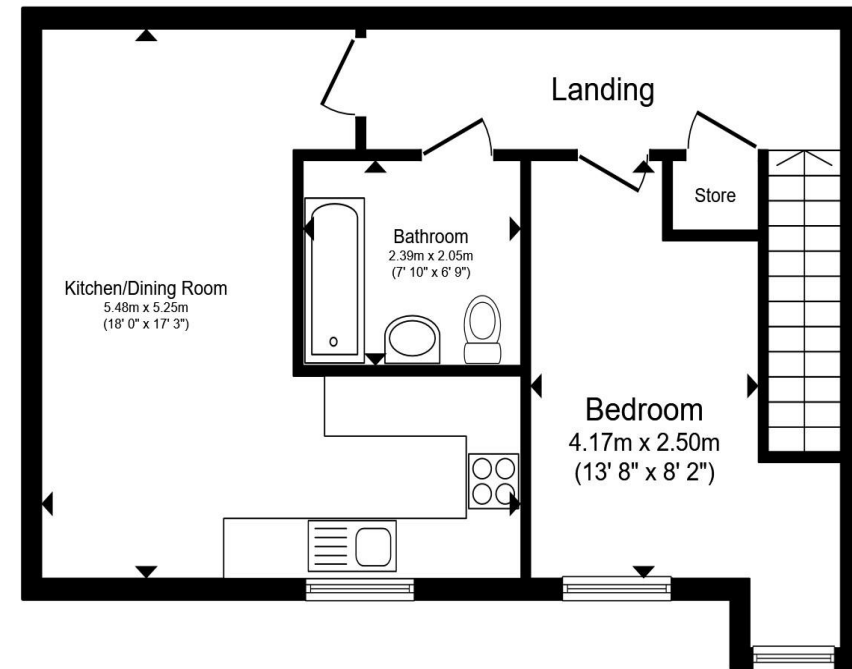
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£98,000



**Ground
Floor**



First Floor

Total floor area 50.8 m² (547 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

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Property Ref:
TAU109562 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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