



## GREENBROOK TERRACE

Taunton, TAI 1UU

Price **£95,000**

**Tamlyns**

## PROPERTY DESCRIPTION

Situated in a sought after residential location, within walking distance of Taunton town Centre.

The property which is offered to the market with vacant possession has uPVC double glazing and electric heating. The property currently has a tenant who has lived at the property over 25 years and would like to stay.

In brief the accommodation comprises: a double bedroom with front aspect window, Lounge with access through to the kitchen and shower room. Externally is a low maintenance front garden which is shared with the Top Floor Flat. Greenbrook Terrace is set within an area of residents permit parking – permits can be purchased from Somerset Council.

### Situation

\*Ground Floor Flat\*  
\*Double Bedroom\*  
\*Lounge\*  
\*Kitchen\*  
\*Shower Room\*  
\*Investment Property\*

### Local Authority

Somerset Council Council Tax Band: A  
Tenure: Leasehold  
EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



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## Accommodation

All measurements are approximate

## Entrance

Main door into entrance hall with front door into:

## Lounge

15'5" × 12'5" (4.7 × 3.8)

Double glazed window to side, electric wall heater, feature fire place, into:

## Inner Hallway

Passageway through to:

## Kitchen

8'6" × 5'10" (2.6 × 1.8)

Range of wall and base units, contrasting roll edge work surface, tiling to compliment, space for electric cooker, space and plumbing for washing machine, stainless steel single drainer sink unit, space for under counter fridge, spot lights, door to:

## Shower Room

5'2" × 3'3" (1.6 × 1)

Obscure window to side, shower cubicle, low level WC, electric wall heater

## Bedroom

12'9" × 11'5" (3.9 × 3.5)

Double glazed bay window to front, electric wall mounter heater, feature fire place.

## Front Garden

Wooden gate and Low brick wall, graveled for ease of maintenance and has space for bin storage, this space is shared with the upstairs flat.

## Tenure

Leasehold with a 999 lease from 01/05/2015, no charges but repairs shared with Flat 2 50/50

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Heating electric room heating
- Mains Sewerage septic tank
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## Tenant

## PROPERTY DESCRIPTION

There is a Tenant currently living at the property and he would like to stay once sold if to an investment buyer, he has lived at the property for many years. The rental is increasing to £750.00 in March 2026







# PLAN



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>59</b>                  | <b>72</b> |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

