



194 Massingham Park, Taunton, TA2 7TN
£105,000

GIBBINS RICHARDS 
Making home moves happen

A superb GROUND FLOOR FLAT with its own entrance and no communal hallways! Spacious living room opening to refitted kitchen, two good size bedrooms and bathroom. Gas ch and upvc double glazing. Allocated parking. Sensible management costs.

THE PROPERTY

Built by Crest Nicholson, this spacious ground floor apartment would make a perfect choice for either a first time buyer, the retired or an investor. The property has a refitted kitchen, spacious living room and an allocated parking space. Massingham Park is situated on the north eastern side of the town centre therefore allowing easy access to the motorway junction, the railway station and the town centre.

Front entrance door into:

Entrance hall with wood laminate flooring.

Living Room 14' 1" x 13' 4 (4.29m x 4.06m) with tv point and opening into:

Kitchen 11' 6" x 6' 7 (3.50m x 2.01m) refitted with wall and floor storage cupboards, rolled edge work surfaces and stainless steel sink unit, built-in washing machine/tumble dryer, electric oven, gas hob and stainless steel extractor hood over, pantry unit, space and plumbing for slim line dishwasher, large walk-in storage cupboard also housing the Alpha wall mounted gas fired combination boiler supplying central heating to radiators and domestic hot water.

Bedroom 1 12' 5" x 10' 9 (3.78m x 3.27m)

Bedroom 2 10' 9" x 7' 6 (3.27m x 2.28m)

Bathroom white suite with wash basin, low level wc, panelled bath with mixer tap and shower attachment, shower screen, ceramic tiled floor, tiled splashbacks, radiator.

Outside Allocated parking space for one car.

Tenure/Management Charges We understand that this property is leasehold. We would advise purchasers to establish the length of lease with their solicitors. We understand that the annual management charges are £530 per annum and there is £150 ground rent per annum charge.

Directions From the centre of Taunton proceed along East Street and East Reach. On reaching the large roundabout with the Wickes DIY Store in front of you, take the second exit onto the Obridge viaduct. At this roundabout take the first exit onto Priorswood Road and then turn first left into Massingham Park.

Energy Performance Certificate



194, Massingham Park, TAUNTON, TA2 7TN

Dwelling type: Ground-floor flat
 Date of assessment: 23 August 2012
 Date of certificate: 23 August 2012
 Reference number: 8872-7028-0300-8147-0926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 55 m²

Use this document to:

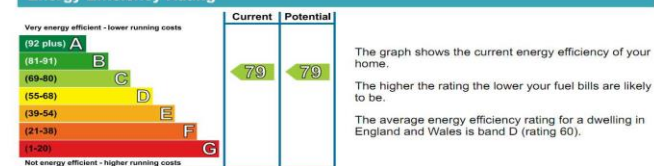
- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,056

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	Not applicable
Heating	£ 708 over 3 years	£ 708 over 3 years	
Hot Water	£ 219 over 3 years	£ 219 over 3 years	
Totals	£ 1,056	£ 1,056	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Consumer Protection from Unfair Trading Regulations 2008.

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.

