



15 Chaucer Court East Reach, Taunton, , TA1 3FH  
£115,000

**GIBBINS RICHARDS**   
Making home moves happen

**A PERFECT CHOICE FOR FIRST TIME BUYERS OR INVESTORS. A purpose built first floor apartment within half a mile of the town centre. Secure, gated entrance with ALLOCATED OFF STREET PARKING. 2 double bedrooms. Modern fitted kitchen and bathroom. Mains gas central heating. Well presented and available with NO CHAIN.**

**THE PROPERTY**

Built by a reputable local firm, Strongvox, in 2008, Chaucer Court is a popular development in view of its close proximity to the town centre, the excellent amenities nearby and the allocated off street parking. This particular apartment, which is on the first floor, is well presented and fitted with neutral carpets and heated by gas central heating. As a guide, the present owner, who was renting out this apartment was achieving £600 per calendar month.

Communal Front Entrance Door opens into a well presented communal entrance hall with staircase to first floor landing.

Apartment Front Entrance Door into:

**Entrance Hall** with entry phone operating the communal front entrance door. Coved ceiling, built-in storage cupboard, radiator.

**Living Room** 15' 6" x 11' 3" (4.72m x 3.43m) bay window to front with fitted vertical blinds, coved ceiling, tv and fm points, coved ceiling, radiator, opening to:

**Kitchen** 8' 9" x 6' 10" (2.66m x 2.08m) comprehensively fitted with a range of attractive wall and floor storage cupboards incorporating laminated work surfaces and tiled splashbacks. Built-in appliances include a Zanussi stainless steel electric oven, gas hob over and stainless steel extractor hood over. Built-in Electrolux washing machine/tumble dryer, space for upright fridge freezer, wall mounted gas fired boiler supplying central heating and hot water, one and a half bowl stainless steel sink unit with mixer tap.

**Bedroom 1** 14' 4" x 8' 10" (4.37m x 2.69m) window with fitted vertical blinds, tv point, radiator.

**Bedroom 2** 10' 4" x 8' 1" (3.15m x 2.46m) a double bedroom with window and vertical blinds. Radiator.

**Outside** Security gates provide vehicle access into a tarmaced residents parking area for which this apartment has one allocated space. The development also benefits from a bike rack and a fully integrated fire protection system.

**Tenure** We understand this property to be leasehold with an original lease term of 125 years commencing 2008. A monthly management charge of £60.78 (as at 2 November 2015) covers insurance of the building, maintenance of communal parts, lighting and cleaning of communal parts and maintenance of all external elements of the scheme.

**Directions** From the centre of Taunton proceed along East Street continuing onto East Reach. With the Tesco Express on your left hand side the metal gated entrance and archway to Chaucer Court can be seen on your right.

**Energy Performance Certificate**

15 Chaucer Court, East Reach, TAUNTON, TA1 3FH	Dwelling type: Mid-floor flat Date of assessment: 25 July 2008 Date of certificate: 23 September 2008 Reference number: 8104-3554-7920-1426-1383 Total floor area: 53 m <sup>2</sup>
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (82-plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (82-plus) <b>A</b>
(81-81) <b>B</b>			(81-81) <b>B</b>
(80-80) <b>C</b>			(80-80) <b>C</b>
(79-79) <b>D</b>			(79-79) <b>D</b>
(78-78) <b>E</b>			(78-78) <b>E</b>
(77-77) <b>F</b>			(77-77) <b>F</b>
(76-76) <b>G</b>			(76-76) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions

83      84      83      84

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	142 kWh/m <sup>2</sup> per year	136 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year
Lighting	£42 per year	£28 per year
Heating	£176 per year	£178 per year
Hot water	£63 per year	£63 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**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.

