



10 Grove Gate, Taunton, Staplegrove, TA2 6DF
£97,500

GIBBINS RICHARDS 
Making home moves happen

AFFORDABLE LIVING! A great chance to enter the housing ladder and own a 50% share for a modern 3 bedroom end of terrace property. Spacious hall, cloakroom, living room, kitchen/dining room, 3 bedrooms, bathroom. Enclosed garden and allocated parking space. NO CHAIN. Energy Rating: B84

THE PROPERTY

This end of terrace property was constructed in 2012 by Crest Nicholson Homes and is managed by Liverty Housing Association on a part rent party buy basis which carries a monthly charge of £236.37. The property benefits from no onward chain and is located in a popular development which is within walking distance of local amenities, whilst a park and ride service operates in nearby Silk Mills Road into the town centre.

SHARED OWNERSHIP

3 BEDROOMS

KITCHEN/DINING ROOM

ENCLOSED GARDEN

ALLOCATED PARKING

GAS CENTRAL HEATING

NO CHAIN

LOW OUTGOINGS

50% OWNED (RENT £236.37 PER MONTH)

Hall	Stairs to first floor.
Cloakroom	WC and wash basin.
Living Room	15' 9" x 10' 0" (4.80m x 3.05m) Double glazed French doors to rear garden.
Kitchen/Diner	16' 11" x 8' 2" (5.15m x 2.49m) Built-in oven and hob, boiler cupboard.
Bedroom 1	14' 3" x 8' 7" (4.34m x 2.61m) wardrobe recess.
Bedroom 2	12' 10" x 8' 3" (3.91m x 2.51m)
Bedroom 3	9' 0" x 7' 2" (2.74m x 2.18m)
Bathroom	6' 8" x 6' 3" (2.03m x 1.90m)
Outside	Allocated parking space closeby. Site access leads to fully enclosed rear garden with store shed, long patio area. The garden we believe to be south west facing and is not overlooked by its rear boundary.
Agents Note	All interested parties would need to apply to Liverty/Knightstone Housing Association for an application form and can be contacted on 08458504505 or email: sales@knightstone.co.uk.



GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ. FT.
(40.8 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 430 SQ. FT.
(39.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 869 SQ. FT. (80.8 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



80 agents in the South West

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