



52 Brendon Court, Ilminster Road, Taunton, TA1 2DR
£138,950

GIBBINS RICHARDS 
Making home moves happen

Delightful low maintenance home with small south facing garden and allocated parking for two vehicles. This light and airy ground floor flat has lounge, well equipped kitchen/diner, two double bedrooms, bathroom, double glazing and gas central heating. Energy rating; B83

THE PROPERTY

This is a two bedroom purpose built ground floor apartment with gas central heating, double glazing, and a low maintenance south facing garden. It has 2 double bedrooms, lounge, kitchen/diner and bathroom. Located on the eastern fringe of town, the M5 motorway is easily accessible, as is the adjacent Hankridge Farm development which includes; Sainsbury's and a B&Q store. The apartment has its own independent entrance and allocated parking for 2 cars.

GROUND FLOOR MODERN APARTMENT

TWO DOUBLE BEDROOMS

OFF ROAD PARKING FOR 2 CARS

LOUNGE & WELL EQUIPPED KITCHEN/DINER

CONVENIENT FOR ACCESS TO M5

GAS CENTRAL HEATING

DOUBLE GLAZING

SMALL LOW MAINTENANCE SOUTH FACING GARDEN

NO ONWARD CHAIN

Door to:

Entrance Hall

Lounge

Kitchen/Diner

Bedroom 1

Bedroom 2

Bathroom

Outside

Tenure &

Outgoings

15' 7" x 11' 7" (4.75m x 3.53m) Which extends into a hall area to the rear. Storage cupboard.

13' 11" x 8' 9" (4.24m x 2.66m) High gloss floor and wall cupboards. . Plumbing for washing machine, space for fridge freezer (white goods available by negotiation). Ferolli wall mounted gas fired boiler. Double glazed French doors to south facing garden.

12' 11" x 8' 6" (3.93m x 2.59m)

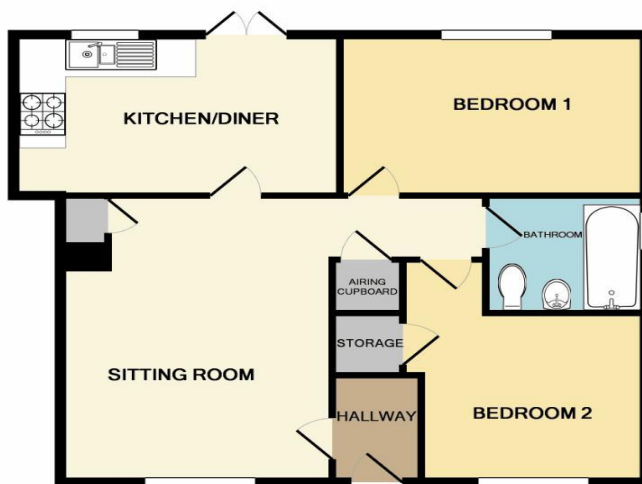
10' 3" (3.12m) increasing to 11' 6" x 8' 6" (3.50m x 2.59m)

Mains thermostatic shower over bath and glass shower screen to side. Ladder radiator.

Rear garden, paved and gravelled with side access gate.

Allocated parking for 2 cars in bays 3 & 4.

The property benefits from 125 year lease dated 2007 and is managed by Alpha Housing. The service charge is presently levied at £78 per month.



TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 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.



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