



Flat 16 Lisieux Court, Haywood Road, Taunton TA1 2LW
£115,000

GIBBINS RICHARDS 
Making home moves happen

This is a substantial 2 bedroom second floor apartment-great as a first home or as a buy to let investment. It has a secure entry phone system, outside shed, clothes drying area and off road communal parking.. The block has recently been updated with well presented communal areas. Energy rating : G-27

THE PROPERTY

This 2 bedroom top floor apartment is in a block of flats which has just undergone a comprehensive upgrade of communal areas including; new soffits and gutters to the building, redecoration of communal areas, replacement of doors including the storage sheds. The apartment has two double bedrooms, lounge/diner and kitchen, bathroom, outside shed and secure intercom/key fob entry system. There are communal parking facilities with ample parking available in the road nearby. The property is close to the Blackbrook Sports Pavilion and is within Bishop Fox's School catchment area.

TOP FLOOR FLAT

TWO DOUBLE BEDROOMS

LOUNGE/DINER

KITCHEN/BREAKFAST ROOM

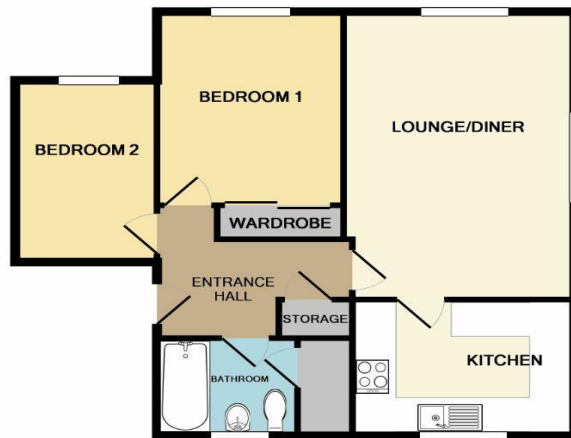
INTERCOM ENTRY PHONE SYSTEM

PARKING

IDEAL FIRST HOME/INVESTMENT

ORIGINAL 125 YEAR LEASE

Communal Secure Front door	Leading to communal stairs to second floor. Private door to:
Entrance Hall	Trap door to roof space, shelved storage cupboard. Door intercom.
Lounge/Diner	16' 7" x 11' 4" (5.05m x 3.45m) Dual aspect double glazed windows.
Kitchen	10' 11" x 7' 10" (3.32m x 2.39m) Light oak floor and wall cupboards.
Bedroom 1	11' 0" x 9' 1" (3.35m x 2.77m) Built-in double wardrobe.
Bedroom 2	10' 6" x 6' 10" (3.20m x 2.08m)
Bathroom	Electric shower over bath. Airing cupboard with hot water tank and immersion heater.
Outside	Well tended communal gardens. Outside storage shed. Resident parking areas.
Agents Note	The property is Leasehold with 125 year lease originating from 1989. Ground rent is £10 per annum. Service charge £tbc.



TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 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
Made with Metropix ©2018



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.



50 High Street , Taunton, Somerset TA1 3PR Tel: 01823 332828
tn@gibbinsrichards.co.uk www.gibbinsrichards.co.uk