



81 Eastgate Gardens, Taunton, TA1 1RE  
£100,000

**GIBBINS RICHARDS**   
Making home moves happen



**A first floor flat offered with no onward chain, located in this favourable town centre block. The property comes with one bedroom, a kitchen, bathroom, living room and an allocated parking space. Energy rating: C-77**

#### THE PROPERTY

This light and airy first floor flat boasts a large and well-proportioned living room providing an abundance of natural light, a separate kitchen, generously sized bedroom with fitted wardrobe, bathroom with electric shower and a large hallway with added storage space. All windows in the property are double glazed throughout. The property benefits from an allocated parking space and is offered with no onward chain. Ideal first time buy or property investment. The first floor property is accessed via a communal entrance hall with entryphone system. Eastgate Gardens is located at the end of East Street, on the corner of Tancred Street. It is brilliantly-located for the town centre, which is just a short walk away.

LARGE ONE BEDROOM FIRST FLOOR FLAT

ONE BEDROOM, LIVING ROOM, KITCHEN AND BATHROOM

ALLOCATED PARKING SPACE

OFFERED WITH NO ONWARD CHAIN

ENTRYPHONE SYSTEM

CLOSE TO TOWN CENTRE

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT

Communal Entrance Door

Private door to flat

Entrance Hall

Bedroom

Bathroom

Sitting Room

Kitchen

Allocated parking space

Leasehold information

With entryphone system and stairs to first floor

11' 0" x 7' 10" (3.35m x 2.39m)

5' 6" x 4' 10" (1.68m x 1.47m)

14' 7" x 8' 5" (4.44m x 2.56m)

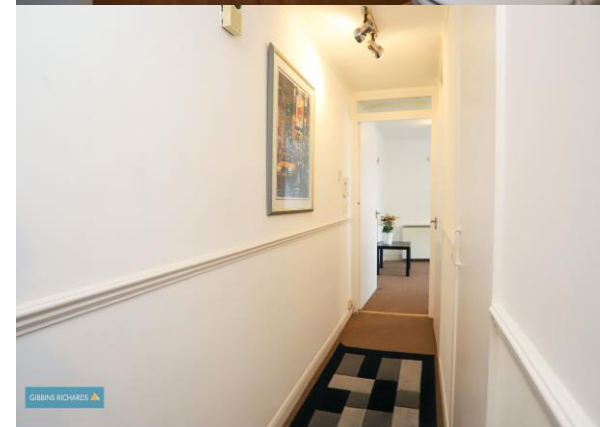
6' 10" x 5' 7" (2.08m x 1.70m)

Please contact Gibbins Richards for more information on the leasehold details and charges.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of sites, rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements by visiting the property. The services, contents and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the plans. Made with Metaplan 10/2020



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.



We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case.

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