



GIBBINS RICHARDS   
Making home moves happen

Flat 1, 60 Wellington Road, Taunton TA1 5AP  
**£195,000**

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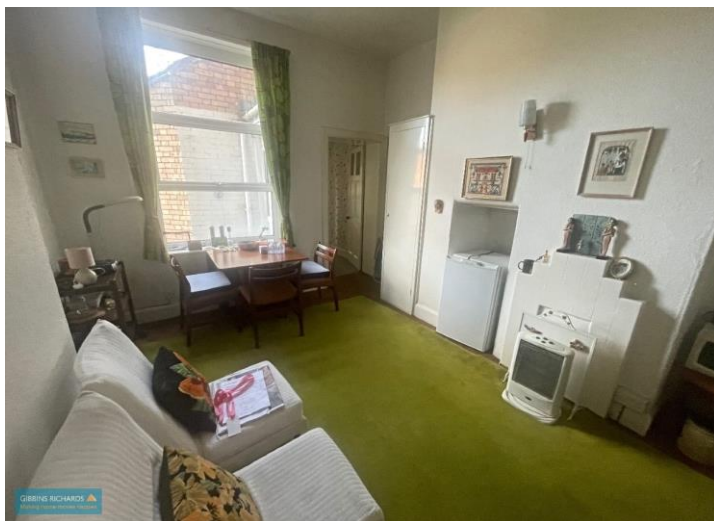


A fantastic large Victorian conversion garden flat located within a stones throw of Musgrove Park Hospital, Bridgwater and Taunton college and the town centre. The flat comes with large rooms, a cellar, high ceilings and a garden with a small terrace, along with two parking spaces at the rear. A fantastic opportunity offered to the market with no onward chain and in need of a little upgrading.

Tenure: Leasehold / Energy Rating: F / Council Tax Band: B

The is approached from a side entrance door under an elegant storm porch with a front door leading to an entrance hall. The entrance hall in turn leads off to the four principal rooms, these are a large sitting room with bay window, two large double bedrooms and a large dining room, there is also access in the hallway to a lower level cellar. A rear hallway extends to a rear extension where there is a shower room and a kitchen. From the kitchen a covered area leads to two store sheds and access to the garden. The garden is a wonderful enclosed space, mainly laid to lawn with some shrub beds and hedge borders and also there is an elevated terrace accessed from the main bedroom. The property does require some internal upgrading and currently has electric heating, but nonetheless, is offered to the market with no onward chain and is deemed a superb opportunity as a first time buy or a property to scale down to.

LARGE TWO BEDROOMED GROUND FLOOR CONVERSION FLAT  
GARDENS AND PARKING  
HIGH CEILINGS, MANY CHARACTER FEATURES  
CONVENIENT ACCESS TO MUSGROVE PARK HOSPITAL, TAUNTON COLLEGE  
AND THE TOWN CENTRE  
IN NEED OF A LITTLE REFURBISHMENT  
ADDITIONAL CELLAR  
TWO STORE SHEDS  
ORIGINAL FIREPLACES  
SHARE OF FREEHOLD  
NO ONWARD CHAIN







## Entrance Hall

Sitting Room 17' 8" x 14' 7" (5.38m x 4.44m)

Dining Room 14' 7" x 11' 5" (4.44m x 3.48m)

Bedroom 1 17' 9" x 14' 7" (5.41m x 4.44m)

Bedroom 2 17' 8" x 10' 4" (5.38m x 3.15m)

Cellar

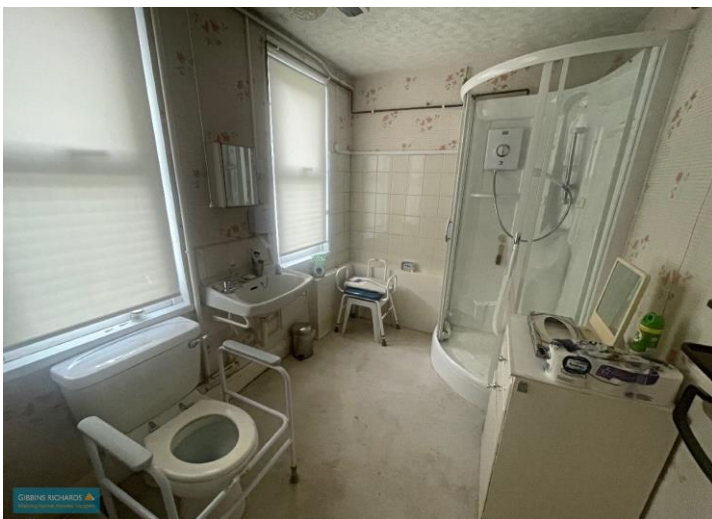
Rear Hallway Leading to:

Kitchen 9' 5" x 8' 9" (2.87m x 2.66m)

Shower Room 10' 3" x 6' 6" (3.12m x 1.98m)

Outside Two store sheds. Enclosed garden space. Two parking spaces. Elevated terrace accessed from bedroom one.

Tenure and Outgoings The property benefits from a 999 year lease dated 17th June 1993 (968 years remaining). There is a share of the freehold. The lease dictates that there is no subletting. Ground rent and service charges are not formal but are a share of the repair and maintenance.





GROUND FLOOR  
1362 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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