



GIBBINS RICHARDS 
Making home moves happen

54 Kings Square, Taunton TA1 3FN
£140,000

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A three bedroomed terrace home available on a 40% shared ownership basis. The well-presented accommodation consists of: entrance hall, cloakroom, kitchen/diner leading to the sitting room, three first floor bedrooms and family bathroom. Externally the property benefits from allocated parking for two cars and a private low maintenance rear garden.

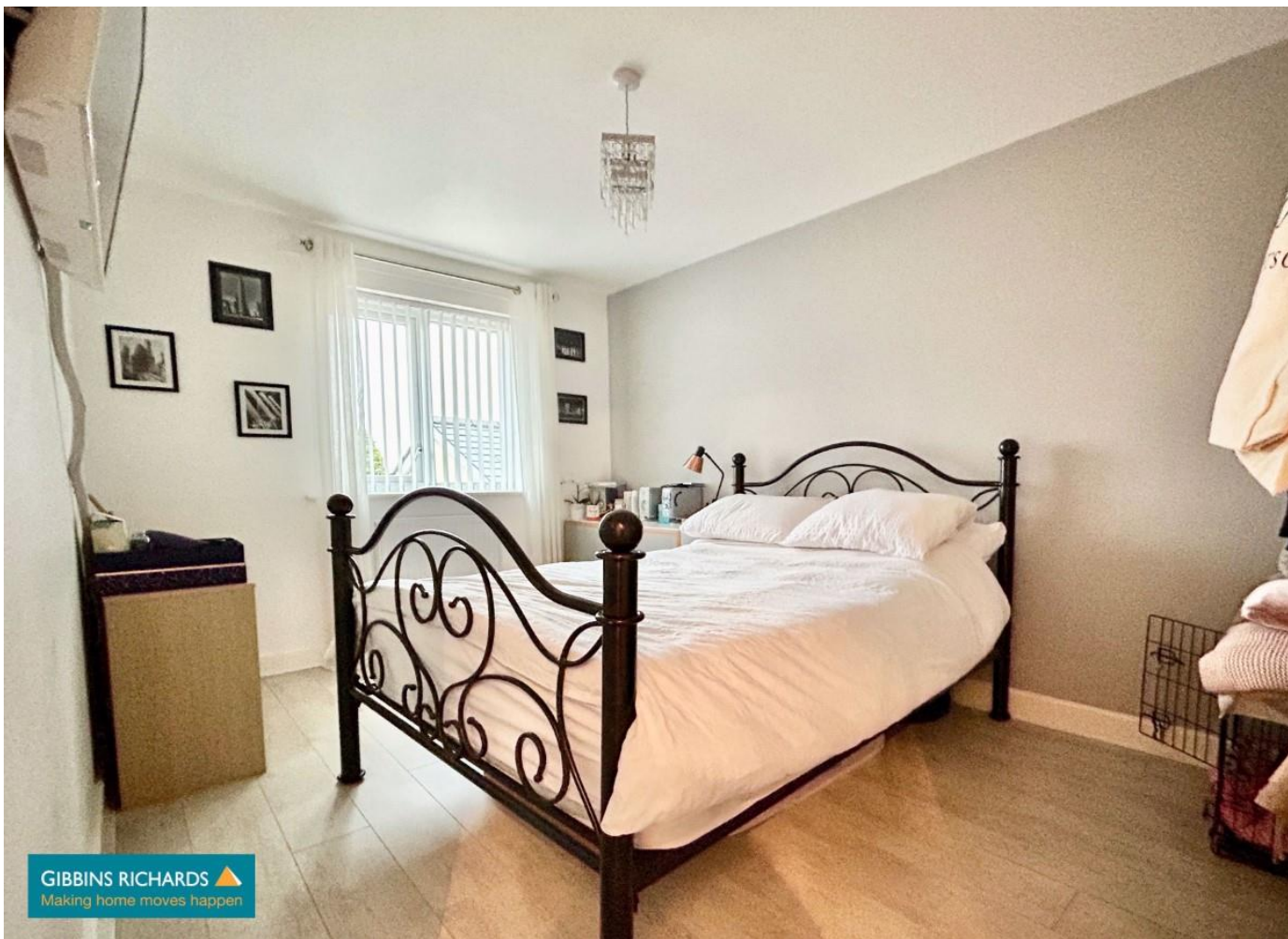
Tenure: Leasehold / Energy Rating: B / Council Tax Band: C

Situated in the heart of Taunton this terraced house could not be more convenient. Sitting in a gated community and fronting on to a lovely open green area and benefits from plenty of natural light. The property sits in the catchment for great schooling, and is also on the door step of the popular Kings College and Richard Huish college. The town centre and wonderful Vivary park are only a 5 minute walk from the door.

All interested parties would need to meet criteria set by Livewest, to see if you qualify, please register with www.helptobuyagent3.org.uk

TERRACE HOME
THREE BEDROOMS
CLOAKROOM
LOW MAINTENANCE REAR GARDEN
WALKING DISTANCE TO TOWN
GATED COMMUNITY
40% SHARED OWNERSHIP
WELL PRESENTED ACCOMMODATION
ALLOCATED PARKING FOR TWO CARS





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Entrance Hall	17' 6" x 6' 11" (5.33m x 2.10m) Storage cupboard.
Cloakroom	
Open Plan Sitting/ Dining Room/Kitchen	27' 11" x 15' 10" (8.51m x 4.83m)
First Floor Landing	Airing cupboard. Storage cupboard.
Bedroom 1	14' 1" x 8' 11" (4.30m x 2.73m)
Bedroom 2	13' 10" x 8' 11" (4.21m x 2.73m)
Bedroom 3	10' 5" x 6' 11" (3.18m x 2.10m)
Bathroom	6' 11" x 6' 6" (2.10m x 1.98m)
Outside	Allocated parking for two cars and a private low maintenance rear garden.
Tenure and Outgoings	The property benefits from an original 125 year lease dated 1st January 2017 (118 remaining). The current rent charge per calendar month is £437.93, the monthly service charge is £37.80, buildings insurance is £13.89 and LiveWest Management Charge is £13.33, making a total monthly charge of £502.95 excluding the mortgage payment.
Agents Note	There is a £500 reservation fee to secure the property. If you complete on the purchase of the property, the reservation fee will be added to your rent account. If you or the seller withdraw from the sale, the £500 will be refunded.



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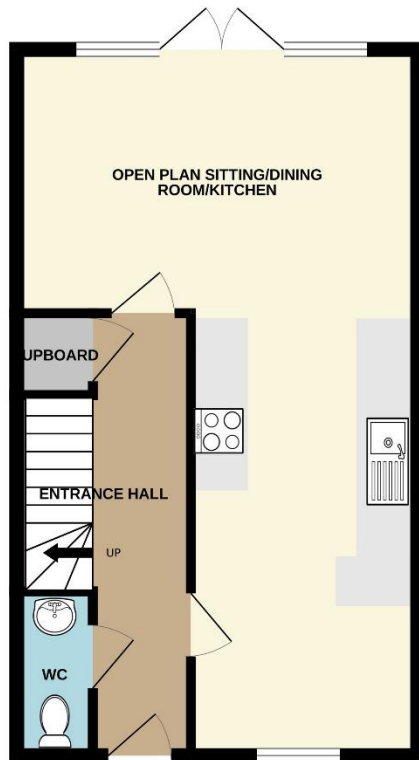


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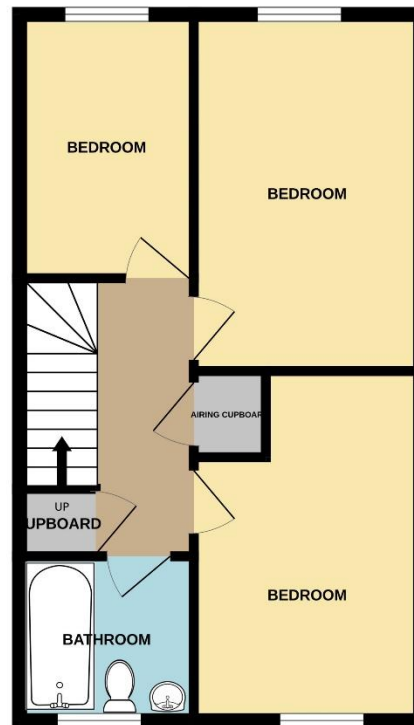


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GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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