



GIBBINS RICHARDS 

Flat 1 Wellesley Court, Windsor Close, Taunton TA1 4LN

£175,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed ground floor flat located in a quiet cul-de-sac in Galmington. The accommodation has been well cared for and consists of; entrance hall, shower room, sitting/dining room, kitchen and two bedrooms. Externally the property benefits from a single garage in a nearby block, sun terrace off of the sitting/dining room and communal gardens. AVAILABLE WITH NO ONWARD CHAIN.

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

This ground floor flat occupies a convenient level location in the popular Galmington area of the town, which boasts a good range of amenities with a local shopping parade nearby, which includes Tesco Express, a pharmacy and a medical centre. The property is also within easy reach of Musgrove Park Hospital and the town centre, which is served by a frequent bus service. The accommodation is warmed by electric storage heaters and benefits from double glazed windows.

GROUND FLOOR FLAT
TWO BEDROOMS
SHOWER ROOM
GARAGE IN NEARBY BLOCK
CLOSE TO AMENITIES
SUN TERRACE OVERLOOKING COMMUNAL GARDENS
NIGHT STORAGE HEATING
NO ONWARD CHAIN

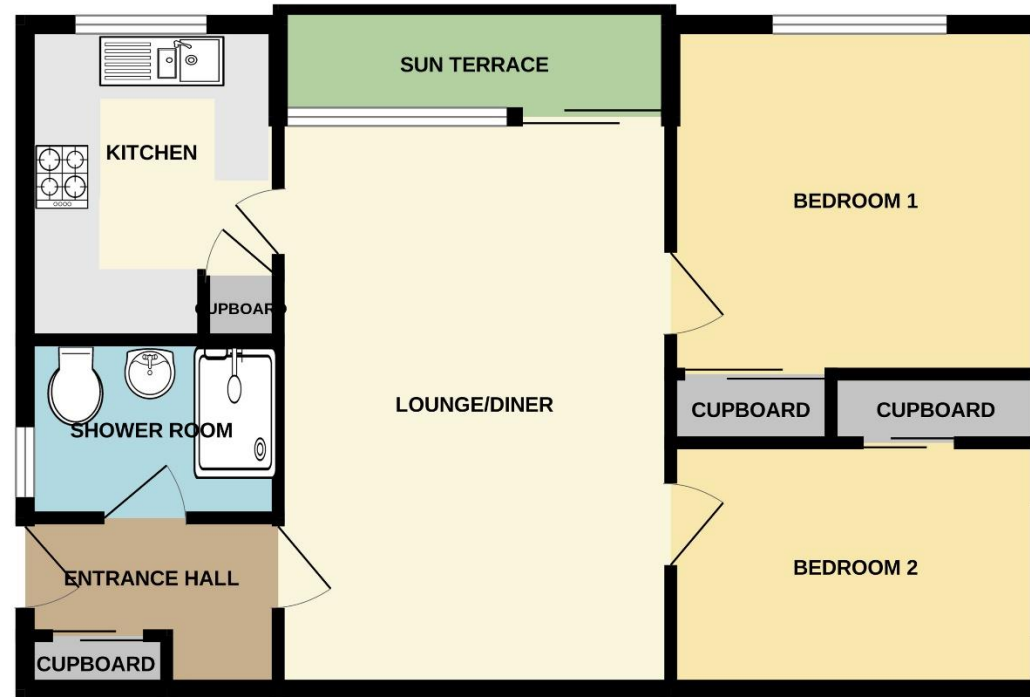




Hallway	8' 8" x 2' 10" (2.64m x 0.86m) With storage cupboard.
Shower Room	7' 9" x 5' 5" (2.36m x 1.65m)
Kitchen	7' 10" x 7' 7" (2.39m x 2.31m) With airing cupboard.
Sitting/Dining Room	17' 7" x 11' 11" (5.36m x 3.63m) Doors opening to the sun terrace.
Bedroom 1	11' 5" x 10' 10" (3.48m x 3.30m) Fitted wardrobe.
Bedroom 2	11' 5" x 7' 0" (3.48m x 2.13m) Fitted wardrobe.
Outside	Private sun terrace area. Communal gardens. Garage in a nearby rank.
Tenure and Outgoings	The property is leasehold and has a 998 year lease dated 16th July 1793 (947 years remaining). The ground rent is to be confirmed and the service charge is £85 per calendar month.



GROUND FLOOR



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.



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