



Flat 5, Sutherland Court, Windsor Close, Taunton, TA1 4LL
£120,000

GIBBINS RICHARDS 
Making home moves happen

Available with immediate vacant possession- this 2 bedroom first floor flat with double glazing, balcony and garage. Large lounge/diner, kitchen and bathroom. Very popular location close to medical centre and local convenience store. Energy Rating: D-61

THE PROPERTY

Available with immediate vacant possession is this two bedroom first floor flat in this highly favoured location close to College Way and within a short walk of the local convenience store and medical centre. The property has recently installed uPVC double glazing, good size lounge/diner, fitted kitchen, two bedrooms and family bathroom. The property is warmed by night storage heating and has a balcony off the living room. The property also benefits from a garage in a rank nearby.

Communal door to:

Communal Hallway with staircase leading to first floor communal landing with private entrance door to:

Entrance hall with double cloaks cupboard with meters cupboard above.

Bathroom with suite comprising low level wc, pedestal wash hand basin, panelled bath with fully tiled surrounds and electric shower unit over, electric light/room heater, wall mirror, frosted uPVC double glazed window.

Lounge/Diner 17' 2" x 11' 11" (5.23m x 3.63m) with uPVC double glazed French door with two fixed side panels allowing access to a balcony with wrought iron balustrading and non slip flooring. TV point, night storage heater. Doors to bedrooms and door to:

Kitchen 7' 8" x 7' 6" (2.34m x 2.28m) fitted with single drainer stainless steel sink unit, recess for cooker with electric cooker point available, recess for appliance, double glazed front aspect window, airing cupboard with hot water tank and electric immersion heater, one double base unit, one drawer pack unit, space for fridge etc. One double wall unit, one double upright storage cupboard and one single cupboard to side with fitted shelving.

Bedroom 1 11' 5" x 10' 11" (3.48m x 3.32m) double glazed front aspect window, telephone point, built-in double wardrobe with cupboards over and door to the rear of the wardrobes to bedroom 2.

Bedroom 2 11' 5" x 7' 1" (3.48m x 2.16m) with double glazed side aspect window with emergency exit balcony, built-in double wardrobe. Fitted dressing unit to one wall.

Outside The property has well kept communal gardens and a dustbin store area. The GARAGE to this particular property will be accessed by driving to the end of Windsor Close to a rank of garages. As you drive into this rank the garage to this property is virtually opposite you and is the fifth garage

from the left hand side.

Directions Proceed out of Taunton along Trull Road and turn right at the mini roundabout onto Galmington Road. Descend the hill and a the shops turn left into College Way. Turn right into Queensway and then immediately right again into Windsor Close and Sutherland Court is the second block of flats on the right hand side.



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
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Energy Performance Certificate

Fat 5 Sutherland Court, Windsor Close, TAUNTON, TA1 4LL

Dwelling type:Mid-floor flat

Date of assessment:07 November 2013

Date of certificate:07 November 2013

Reference number:9413-2863-7295-9107-4275

Type of assessment:RdSAP, existing dwelling

Total floor area:57 m²

Use this document to:

Compare current ratings of properties to see which properties are more energy efficient

Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,076

Over 3 years you could save

£ 1,095

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 117 over 3 years	
Heating	£ 996 over 3 years	£ 522 over 3 years	
Hot Water	£ 903 over 3 years	£ 342 over 3 years	
Totals	£ 2,076	£ 981	You could save £ 1,095 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

81

81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 488	✓
2 Increase hot water cylinder insulation	£15 - £30	£ 190	✓
3 Low energy lighting for all fixed outlets	£20	£ 46	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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The Property Misdescriptions Act 1991
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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availability of any property and make an appointment to view before embarking on any journey to see a property.

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