



GIBBINS RICHARDS
Making home moves happen

27a Shakespeare Avenue, Taunton TA1 2HZ

£110,000

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This two bedroomed self contained first floor flat is ideally situated for easy access to a range of local amenities. While the property would benefit from some modernisation, it offers generous living space including a kitchen/dining room, sitting room, two bedrooms and a bathroom. Externally the property benefits from parking, a private garden and an outbuilding. The property is offered with no onward chain.

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

Shakespeare Avenue is a well established residential area located within easy reach of a range of amenities to include primary and secondary school education, Richard Huish College and health care facilities. The town centre is approximately one and half miles distant.

FIRST FLOOR SELF CONTAINED FLAT
TWO BEDROOMS
IN NEED OF MODERNISATION
PARKING
PRIVATE GARDEN
CLOSE TO AMENITIES
GAS CENTRAL HEATING
NO ONWARD CHAIN

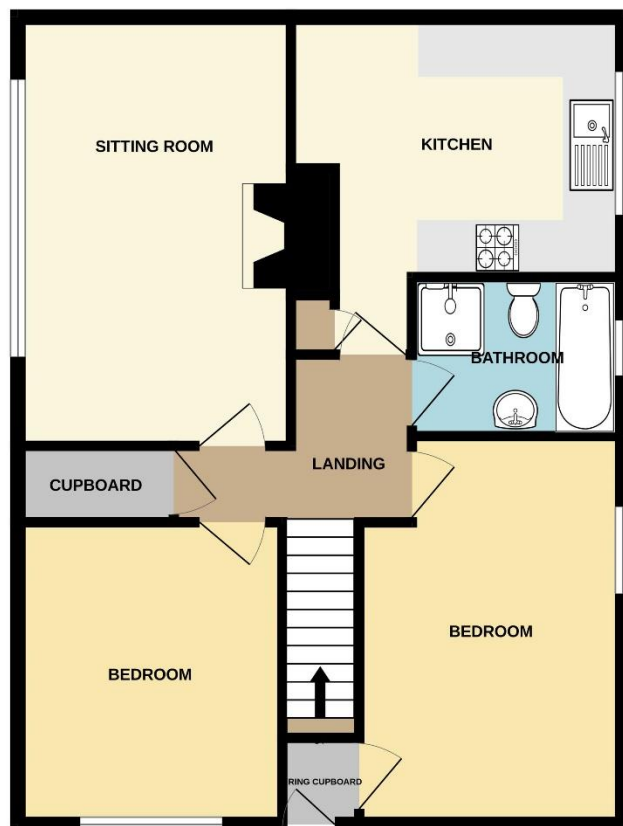




Landing	14' 6" x 9' 1" (4.43m x 2.76m) Storage cupboard.
Sitting Room	16' 3" x 10' 4" (4.96m x 3.16m)
Kitchen	12' 10" x 12' 7" (3.90m x 3.84m)
Bedroom 1	14' 9" x 10' 0" (4.49m x 3.05m)
Bedroom 2	11' 5" x 10' 0" (3.49m x 3.06m)
Bathroom	8' 0" x 6' 0" (2.44m x 1.84m)
Outside	Externally the property benefits from parking, a private garden and an outbuilding.
Tenure and Outgoings	The property is leasehold and has a 125 year lease dated 1st August (94 years remaining). The ground rent is £10 per annum and the service charge is £180 per annum.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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