



18 Massingham Park, Taunton, TA2 7TG
£126,950

GIBBINS RICHARDS 
Making home moves happen

IDEAL INVESTMENT OR FIRST TIME PURCHASE! A modern self-contained ground floor flat offering generous size accommodation. Entrance Hall, good size Living Room, Kitchen with built-in appliances, 2 Double Bedrooms, Bathroom, allocated Parking Space. Small Garden. NO CHAIN.

THE PROPERTY

This modern self contained ground floor flat is located in a convenient position less than one mile from the town centre. The accommodation is warmed by gas central heating and boasts its own entrance hall, generous size living room with open plan kitchen. The kitchen benefits from integrated appliances, two good size bedrooms and bathroom. To the outside there is an allocated parking space directly to the rear of the property and a small garden nearby.

Entrance door to:

Entrance hall with boiler cupboard containing the Vaillant gas fired combination boiler, radiator, door to:

Living Room 13' 4" x 12' 4 (4.06m x 3.76m) extending to 14' 4"(4.37m) with laminate flooring, two radiators, double glazed window, opening to:

Kitchen Area 11' 9" x 6' 7 (3.58m x 2.01m) with fitted floor and wall cupboard units, built-in electric oven and gas hob with extractor hood over, built-in washing machine, deep under stairs storage cupboard.

Bedroom 1 12' 7" x 10' 7 (3.83m x 3.22m) with laminate flooring, radiator, telephone point.

Bedroom 2 10' 8" x 8' 0 (3.25m x 2.44m) with tv aerial point, laminate flooring, radiator.

Bathroom panelled bath with mixer shower, pedestal wash hand basin, close coupled wc, tiled flooring, radiator, extractor fan, double glazed frosted window.

Outside There is an allocated parking space directly to the rear of the property. Small garden close-by which is laid to gravel and patio.

Tenure and Outgoings The property benefits from an original 999 year lease from 2004. The current service charge equates to £683.08 per annum with the addition of an annual ground rent charge of £150.

Directions Proceed out of Taunton along East Reach and continue along the dual carriageway. At the roundabout head straight across over the Obridge viaduct and turn left at the roundabout onto Priorswood Road. Turn left just past the Brewster into Massingham Park. Take the first turning on the right where the property will be found half way along on the left hand side.



TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.5 SQ.M.)
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



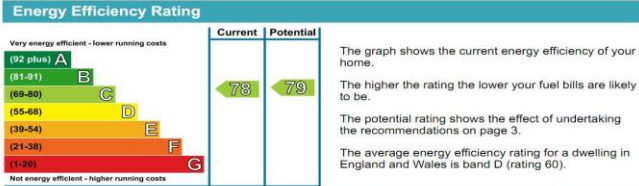
18, Massingham Park, TAUNTON, TA2 7TG
Dwelling type: Ground-floor flat
Date of assessment: 18 November 2014
Date of certificate: 18 November 2014
Reference number: 9231-2808-7491-9194-2305
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

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:	£ 1,194
Over 3 years you could save	£ 30

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 126 over 3 years	You could save £ 30 over 3 years
Heating	£ 768 over 3 years	£ 774 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 1,194	£ 1,164	

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.



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 Low energy lighting for all fixed outlets	£10	£ 30	

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.

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.

The Data Protection Act 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Consumer Protection from Unfair Trading Regulations 2008.
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.

