



Flat 7, Vivary Heights, Broadlands Rise, Taunton, TA1 4HL
£135,000

GIBBINS RICHARDS 
Making home moves happen

This is a superbly located first floor apartment with garage and large patio/balcony in this prestigious cul-de-sac location just off the town centre and within an easy walk of Wilton Church and Vivary Park. Whist the property is double glazed it does need cosmetic improvement and is offered with no onward chain. Energy rating : F-28

THE PROPERTY

Vivary Heights is a highly sought after purpose built block of apartments situated in a cul-de-sac location off Broadlands Rise and close to Trull Road. This is a rare opportunity to acquire one of these prestigious apartments which has been priced to reflect the need for cosmetic improvement. It offers two bedroom double glazed accommodation with intercom entry phone, double glazing and its own 16' x 13' patio/balcony. The property has its own large garage and is situated in well tended communal gardens. It is offered with no onward chain an early viewing is strongly advised.

Communal Entrance Hall	with entry phone system and stairs to first floor.
Hall	Airing cupboard with hot water tank, shelved linen cupboard. Intercom system.
Living Room	14' 5" x 12' 0" (4.39m x 3.65m) dual aspect double glazed windows and door to:
Balcony/Patio	16' 0" x 13' 0" (4.87m x 3.96m) Fully paved.
Kitchen	9' 8" x 7' 1" (2.94m x 2.16m) In need of refitting.
Bedroom 1	12' 1" x 9' 8" (3.68m x 2.94m) Built-in double wardrobe.
Bedroom 2	9' 5" x 9' 4" (2.87m x 2.84m) plus door recess.
Bathroom	Turquoise three piece suite.
Service Charges	We believe the present annual service charge is set at £880 per annum.
Outside	Well kept communal gardens. GARAGE 18'10 x 12' with up and over door.



- PREMIER TOWN CENTRE ADDRESS
- CUL-DE-SAC LOCATION
- PURPOSE BUILT 2 BEDROOM FIRST FLOOR FLAT
- LARGE PATIO BALCONY
- GARAGE
- WELL KEPT COMMUNAL GARDENS
- IMPROVEMENT REQUIRED
- UPVC DOUBLE GLAZING
- NO CHAIN
- 999 YEAR LEASE FROM 24TH JUNE 1973



TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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