



Flat 7, 65 Cheddon Road, Taunton, TA2 7BX  
Offers in Excess of £28,950

**GIBBINS RICHARDS**   
Making home moves happen

**PROBABLY THE CHEAPEST PROPERTY IN TAUNTON! A low maintenance top floor studio flat within easy access to the Railway station. Secure entry system with internal staircase. Studio room with kitchen area, shower room, communal garden and cycle store. Energy rating : E-41**

**THE PROPERTY**

This top floor studio flat is one of 8 units converted from a substantial Victorian building. The property benefits from a secure entry system with intercom. Local facilities are close to hand whilst the mainline railway station is within comfortable walking distance.

IDEAL INVESTMENT

TOP FLOOR STUDIO FLAT

STRONG POTENTIAL RENTAL YIELD

SECURE ENTRY

EASY ACCESS TO RAILWAY STATION

NO CHAIN

ORIGINAL 999 YEAR LEASE

Landing  
Studio Room

Secure entry phone with internal staircase leading to second floor. with storage cupboard and door to: 12' 7" x 12' 2" (3.83m x 3.71m) uPVC double glazed window. The kitchen area has a built-in microwave and two ring electric hob as well as a built-in fridge unit, night storage heater, laminate flooring, telephone and tv points, double wardrobe cupboard in part containing a hot water heater. Door to:

Shower Room

shower cubicle with electric shower unit, vanity wash hand basin, low flush wc, heated towel rail, extractor fan.

Outside

There is a communal garden and drying area as well as a cycle store to the rear of the building.

Tenure and Outgoings

The property benefits from 999 year Lease with the current service charge levied at £582.58 per annum. The property is managed by Alpha Housing Services.

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.

