



4 Grove Gate, Staplegrove, Taunton TA2 6DF

£112,500

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed terrace home available on a 50% shared ownership basis. The accommodation consists of; entrance hall, cloakroom, kitchen, sitting/dining room with doors opening to the rear garden, two double bedrooms to the first floor and a bathroom. Externally the property benefits from a tiered garden and allocated parking.

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

Built in 2012 to an attractive design, this terrace home benefits from an enclosed tiered rear garden and off road parking. Grove Gate is a residential development located in the parish of Staplegrove, accessed via Silk Mills Road. The area offers a range of nearby amenities and a park and ride service into the town centre.

SHARED OWNERSHIP PROPERTY (50% SHARE)
TWO DOUBLE BEDROOMS
CLOAKROOM
GAS CENTRAL HEATING
CONSTRUCTED IN 2012
OFF ROAD PARKING
TIERED SOUTH FACING REAR GARDEN

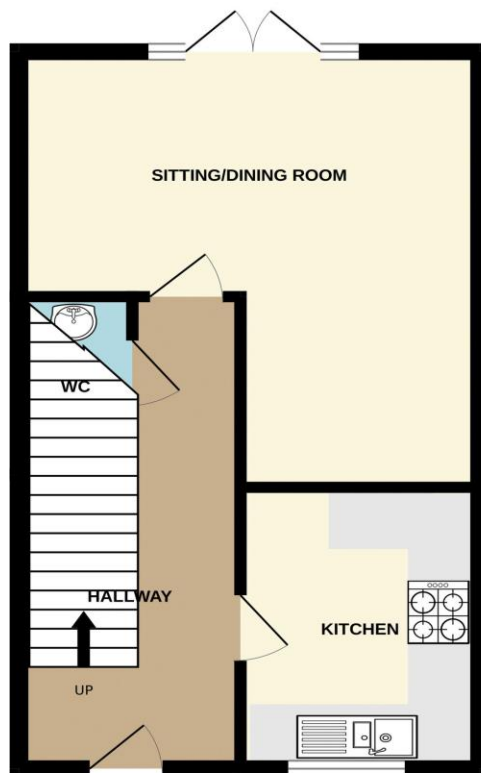




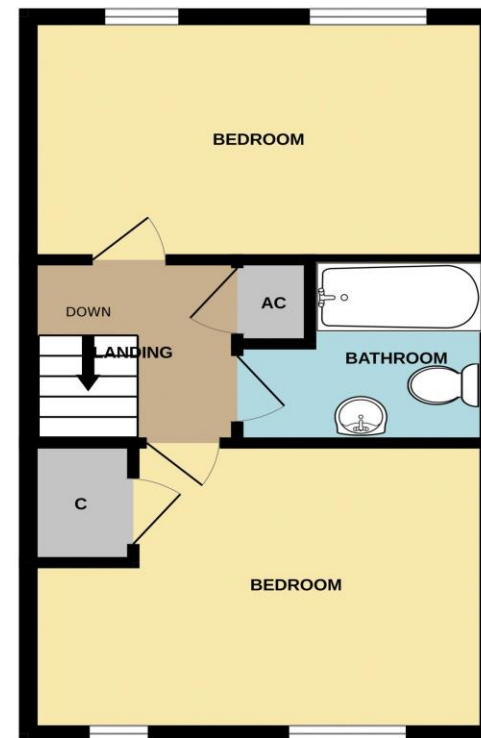
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|-------------------------|--|
| Hallway | Stairs to first floor. |
| Cloakroom | |
| Kitchen | 10' 0" x 7' 2" (3.05m x 2.18m) |
| Sitting/ Dining Room | 15' 2" x 14' 6" (4.62m x 4.42m) Reducing to 7' 2" (2.18m) to the dining section. Double glazed doors to the rear garden. |
| First Floor Landing | Airing cupboard. |
| Bedroom 1 | 14' 8" x 10' 0" (4.47m x 3.05m) Large wardrobe recess and over stairs cupboard. |
| Bedroom 2 | 14' 8" x 8' 8" (4.47m x 2.64m) |
| Bathroom | 7' 7" (max) x 6' 2" (2.31m x 1.88m) |
| Outside | Patio area with steps leading to a small lawn and timber shed. Rear pedestrian gate and pathway lead to an allocated parking space as well as visitors parking. |
| Tenure | The property is available on a 50% shared ownership basis and is leasehold. It benefits from the original 99 year lease, dated 1st July 2012 (86 years remaining). |



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (68.0 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.



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