



67 Kinglake Drive, Taunton TA1 3RR

£270,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed semi detached home located in a sought after retirement complex in Sherford. The well presented accommodation consists of: entrance hall, kitchen, sitting/dining room, conservatory and cloakroom. To the first floor there are two double bedrooms, both with en-suites. Externally the property benefits from communal lawned gardens and parking.

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

Located in the prestigious retirement complex, known as Blagdon Village, which is within easy access to Vivary Park and the town centre. The complex benefits from a number of on-site facilities including; communal lounge/meeting room, restaurant and bar, guest suite, fitness room, hairdressers, residents events and theme nights, pets welcome, communal parking and attractive communal gardens.

SEMI DETACHED HOME
TWO DOUBLE BEDROOMS
TWO ENSUITE BATHROOMS
CLOAKROOM
COMMUNAL GARDENS AND PARKING
ON-SITE FACILITIES
POPULAR RETIREMENT COMPLEX
CLOSE TO AMENITIES





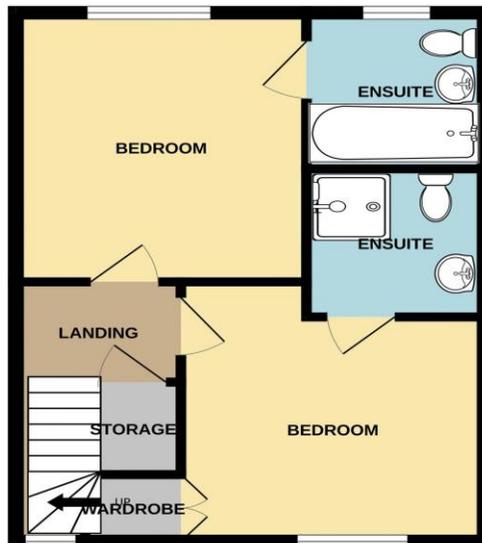
Entrance Hall	Stairs leading to first floor. Under stairs storage cupboard.
Cloakroom	
Kitchen	8' 8" x 6' 6" (2.64m x 1.98m) Integrated appliances.
Sitting/Dining Room	17' 4" x 13' 9" (5.28m x 4.19m) max.
Conservatory	8' 9" x 8' 6" (2.66m x 2.59m) max.
First Floor Landing	Access to roof space. Built-in over stairs storage cupboard.
Bedroom 1	11' 5" x 11' 10" (3.48m x 3.60m) max.
En-suite Shower Room	
Bedroom 2	11' 6" x 11' 6" (3.50m x 3.50m)
En-suite Bathroom	
Outside	There are communal gardens and communal parking.
Tenure and Outgoings	The property benefits from an original 125 years dated from 1st October 2005 (106 years remaining). The service charge for 2024 is £7,008.03



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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