



9A Trinity Road, Taunton TA1 3JJ

£150,000

GIBBINS RICHARDS   
Making home moves happen



A two bedroomed first floor flat, conveniently placed within walking distance of the town centre. The well presented accommodation consists; hallway, kitchen, sitting/dining room, two well proportioned bedrooms and a bathroom. Externally the property benefits from residents permit parking and a single garage in a nearby rank. Available with no onward chain.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: A

The property is conveniently located within the popular Trinity area, which is within easy walking distance of the town centre which provides a wide and comprehensive of facilities. The property is warmed by electric radiators and benefits from double glazing.

FIRST FLOOR FLAT  
TWO BEDROOMS  
WELL PRESENTED THROUGHOUT  
SPACIOUS ACCOMMODATION  
RESIDENTS PERMIT PARKING  
WALKING DISTANCE TO THE TOWN CENTRE  
GARAGE IN A NEARBY RANK  
NO ONWARD CHAIN





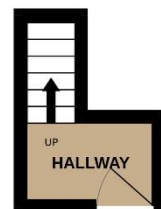
Hall	Stairs to the first floor.
Kitchen	10' 9" x 5' 2" (3.27m x 1.57m)
Sitting/ Dining Room	13' 9" x 11' 9" (4.19m x 3.58m)
Bedroom 1	10' 9" x 9' 3" (3.27m x 2.82m) Plus wardrobes.
Bedroom 2	10' 9" x 10' 5" (3.27m x 3.17m) maximum.
Bathroom	9' 1" x 7' 11" (2.77m x 2.41m)
Outside	Residents permit parking. Garage in a nearby rank.
Tenure	The property is leasehold with a share of the freehold and benefits from an original 999 year lease dated 1st January 1989 (963 years remaining) The ground rent is £10 per annum.





GROUND FLOOR  
34 sq ft. (3.2 sq.m.) approx.

1ST FLOOR  
625 sq ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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