



45 Eastgate Gardens, Taunton TA1 1RD

£165,000

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Making home moves happen

A fabulously located and rarely available two bedroomed ground floor flat, set within the garden square section of this popular town centre retirement development. Suitable for over 55's, this property is offered to the market with no onward chain and has the enviable position of looking across the communal gardens from its front door.

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

45 Eastgate Gardens is accessed via a footpath from the parking area into the central square garden and has access to its own private entrance door with access to the entrance door. This in turn leads to the internal accommodation which features two bedrooms, bathroom, kitchen and sitting room. The property does need an element of updating internally, but is none the less, an ideal purchase for someone seeking a property that is conveniently located and offers a wonderful amount of privacy. Eastgate Gardens is further augmented by a laundry facility and an overnight guest suite and development manage on site.

GROUND FLOOR TWO BEDROOMED RETIREMENT FLAT
NO ONWARD CHAIN
IN NEED OF SOME INTERNAL UPGRADING
PRIVATE POSITION OVERLOOKING COMMUNAL GARDENS
TOWN CENTRE LOCATION
OVERNIGHT GUEST SUITE
PRIVATE ACCESS





Entrance Hall

Sitting Room 15' 0" x 11' 9" (4.57m x 3.58m)

Kitchen 11' 8" x 5' 9" (3.55m x 1.75m)

Shower Room 6' 8" x 5' 9" (2.03m x 1.75m)

Bedroom 1 11' 6" x 9' 9" (3.50m x 2.97m)

Bedroom 2 11' 6" x 6' 9" (3.50m x 2.06m)

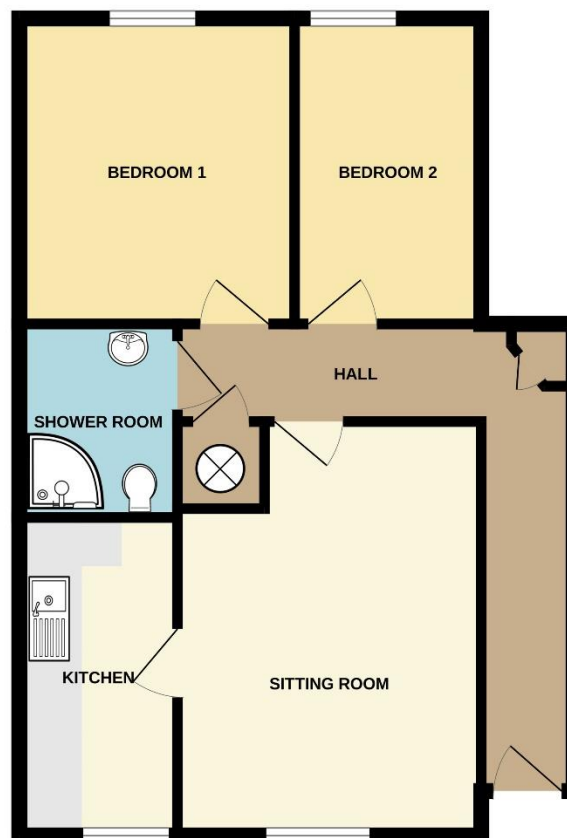
Outside Communal Gardens.

Tenure and Outgoings

The property is leasehold and the lease is 125 years dated from 1st January 1988 (88 years remaining). The service charge is £2,600 per annum, with the ground rent being one peppercorn.



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk