



GIBBINS RICHARDS 
Making home moves happen

4 Turkey Court, Vivary Road, Taunton TA1 3JN
£167,500

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This well presented two bedroomed first floor flat is ideally located close to the town centre and Vivary Park. The accommodation comprises an entrance hall, a spacious sitting/dining room leading into the kitchen, two bedrooms, and a bathroom. Externally, the property benefits from a balcony and a garage in a nearby block, with parking available in front. Offered with no onward chain.

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

The property is situated in the much favoured Wilton area of the town, within convenient access of the picturesque Vivary Park and the town centre itself. Excellent primary and secondary school education is within walking distance, as well as Musgrove Park Hospital. The property is conveniently located for the commuter, having easy access to the mainline train station and the M5 motorway at junction 25. This purpose built first floor apartment offers well presented accommodation and benefits from gas central heating via a combination boiler and double glazing throughout.

PURPOSE BUILT FIRST FLOOR FLAT
TWO BEDROOMS
SITTING/DINING ROOM
WELL PRESENTED THROUGHOUT
WALKING DISTANCE TO TOWN & VIVARY PARK
GARAGE & PARKING
BALCONY
GAS CENTRAL HEATING
NO ONWARD CHAIN





Entrance Hall

Sitting/Dining Room 13' 9" x 10' 9" (4.19m x 3.27m) Access to the balcony.

Kitchen 7' 2" x 6' 8" (2.18m x 2.03m)

Bedroom 1 10' 8" x 8' 9" (3.25m x 2.66m) Built-in wardrobe.

Bedroom 2 9' 4" x 7' 4" (2.84m x 2.23m) Built-in wardrobe.

Bathroom 7' 4" x 5' 4" (2.23m x 1.62m)

Outside Garage 17' 1" x 8' 5" (5.20m x 2.56m). There was a new roof on the garage 8 years ago.

Tenure and Outgoings The property is leasehold with a share of the freehold (9 flats in this block). It benefits from a 999 year lease, dated 1st January 1996 (970 years remaining). The management agent is Lewis Associates. The service charge is £60 per calendar month.



GROUND FLOOR



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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