



Flat 4 17 Elm Grove, Taunton TA1 1EQ  
£185,000

**GIBBINS RICHARDS**   
Making home moves happen



A one bedroomed top floor flat located in a sought after and extremely convenient location close to the town centre. The well presented accommodation consists of; sitting/dining room leading to the kitchen, one double bedroom and a bathroom. Externally the property benefits from parking for one vehicle. AVAILABLE WITH NO ONWARD CHAIN.

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

This one bedroomed top floor flat is situated in Elm grove, a sought after residential area. It boasts a delightful view of the private residents gardens and tennis lawn. The property is ideally located for easy access to the town centre, just a short walk along Staplegrove Road to the northern end of town, providing convenient access to the Independent Quarter shopping parade, the intercity railway station as well as the main High Street shopping amenities.

TOP FLOOR FLAT  
ONE DOUBLE BEDROOM  
OFF ROAD PARKING  
HIGHLY REGARDED RESIDENTIAL AREA  
CLOSE TO THE TOWN CENTRE  
SHARE OF THE FREEHOLD  
NO ONWARD CHAIN



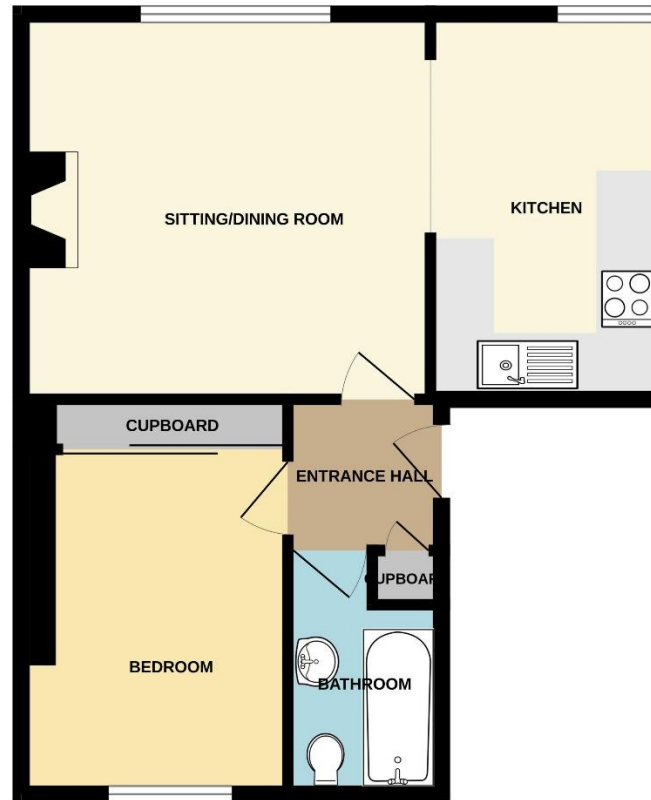




Entrance Hall	5' 3" x 5' 2" (1.60m x 1.58m) Storage cupboard.
Sitting/Dining Room	14' 0" x 13' 2" (4.26m x 4.02m)
Kitchen	13' 2" x 7' 11" (4.02m x 2.42m)
Bedroom	11' 10" x 9' 1" (3.60m x 2.78m) Fitted cupboard.
Bathroom	8' 4" x 5' 3" (2.54m x 1.60m)
Outside	Externally the property benefits from parking for one vehicle. Private residents gardens and tennis lawn opposite.
Tenure and Outgoings	The property is leasehold with a share of the freehold and a 999 year lease dated 28th April 2023 (997 years remaining). The current charges are as follows; ground rent is one peppercorn per annum if demanded, property maintenance is £719.16 per annum and the service charge is £719.10 per annum.



GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.5 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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