



GIBBINS RICHARDS
Making home moves happen

42 Lock House, Keeper Close, Taunton TA1 1AX
£265,000

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A most unusual and sought after top floor penthouse apartment in this high spec modern block located close to Taunton station and the town centre amenities. The property benefits from a large balcony, which has some stunning views across the town towards the Blackdown Hills. With no onward chain, an internal inspection is highly recommended.

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

Lock House is located on a modern development on the Firepool area of town, close to the canal and the River Tone and offers select living for the over 55's and the block has many benefits including a gym, communal outdoor areas, day room and lift to all floors. There is also a parking space with the property and visitors parking onsite. With spacious and contemporary one bedroomed accommodation, this is an ideal property for those seeking easy access to the town centres culture and amenities.

STUNNING VIEWS FROM THIS TOP FLOOR APARTMENT
LARGE BALCONY
ONE DOUBLE BEDROOM
LIFT TO ALL FLOORS
MANY FACILITIES INCLUDING GYM, SOCIAL SPACES AND OVERNIGHT GUEST SUITE
RESIDENTS PARKING AND VISITOR PARKING
CLOSE TO TAUNTON STATION, SOMERSET COUNTY CRICKET GROUND,
BREWHOUSE THEATRE
NO ONWARD CHAIN

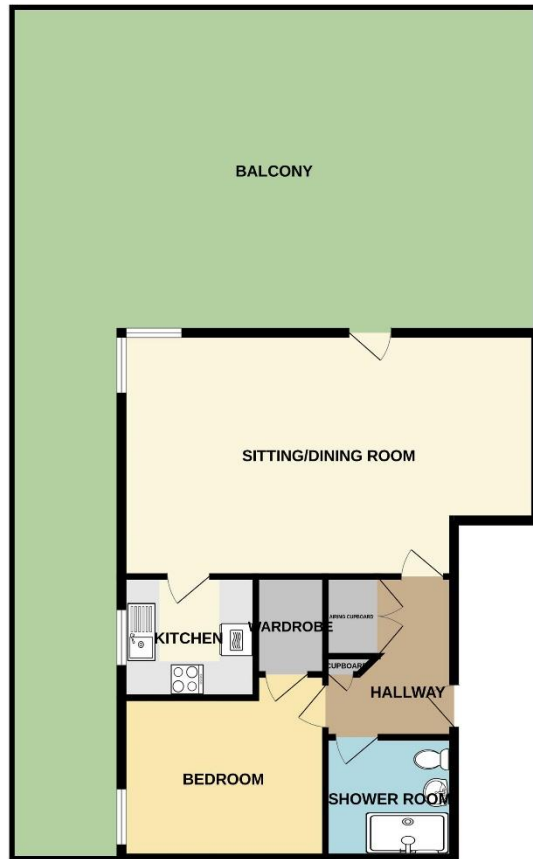




Hallway	9' 7" x 7' 8" (2.93m x 2.34m) Storage cupboards.
Sitting/Dining Room	24' 9" x 14' 7" (7.55m x 4.44m) Door to;
Balcony	50' 10" x 31' 4" (15.5m x 9.55m)
Kitchen	8' 0" x 7' 3" (2.45m x 2.21m)
Bedroom	12' 2" x 11' 0" (3.71m x 3.35m) Fitted wardrobe.
Shower Room	7' 8" x 7' 3" (2.34m x 2.21m)
Outside	There is a stunning balcony, which is the largest on the development, facing due south west, with some stunning views across the Firepool Lock re-development programme, Taunton and Bridgwater Canal, River Tone and over to the Brewhouse Theatre, Somerset County Cricket Ground and Taunton town centre. In the far distance, the Blackdown Hills can be seen, providing a beautiful vista, which is never the same twice. In addition to the private balcony, there is also a shared balcony with seating area accessed from the gym.
Tenure and Outgoings	The property benefits from a 999 year lease dated January 2017 (991 years remaining). The service charges and ground rent are approximately £2,640 per annum.



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 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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