



81 Eastgate Gardens, Taunton TA1 1RE

£115,000

GIBBINS RICHARDS 
Making home moves happen

A one bedroomed first floor flat conveniently located for the town centre. The accommodation has been modernised by the current owners and consists of; entrance hall, one double bedroom, sitting/dining room, kitchen and bathroom. Externally the property benefits from allocated parking for one car. AVAILABLE WITH NO ONWARD CHAIN.

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

This purpose built first floor apartment provides very well presented and recently refurbished accommodation which would make a perfect choice for an investor or a first time buyer. The property is located close to the town centre itself, which provides a host of facilities and benefits from its own parking space.

FIRST FLOOR FLAT
ONE DOUBLE BEDROOM
REFURBISHED ACCOMMODATION
CONVENIENT TOWN CENTRE LOCATION
ELECTRIC RADIATORS
ALLOCATED PARKING SPACE
ENTRY PHONE SYSTEM
NO ONWARD CHAIN





Entrance Hall

Bedroom 11' 0" x 7' 10" (3.35m x 2.39m)

Bathroom 5' 6" x 4' 10" (1.68m x 1.47m)

Sitting/Dining Room 14' 7" x 8' 5" (4.44m x 2.56m)

Kitchen 6' 10" x 5' 7" (2.08m x 1.70m)

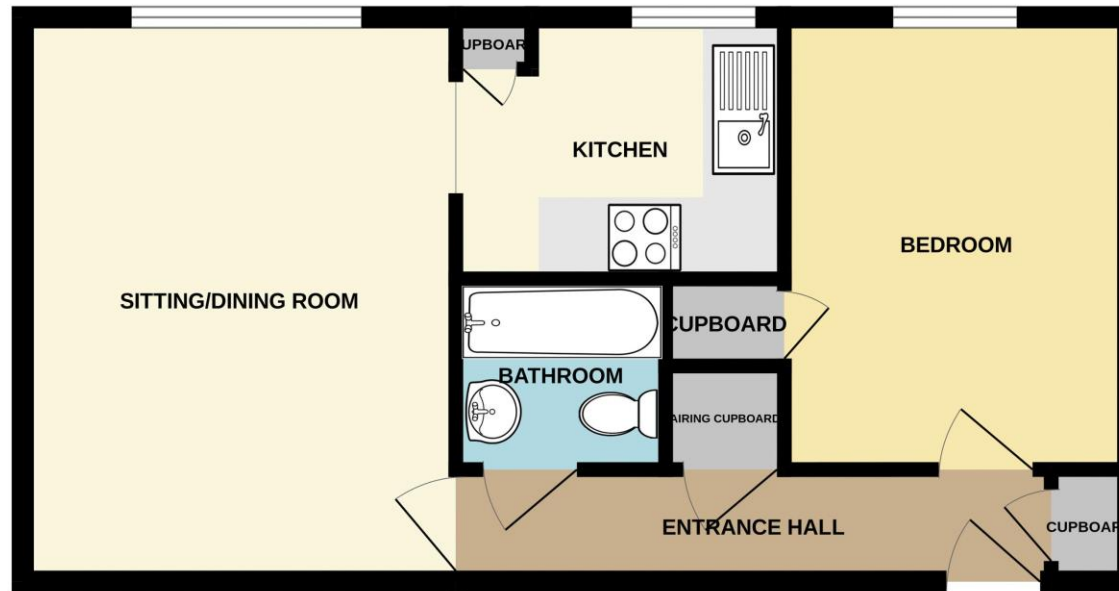
Outside Allocated parking for one car.

Tenure and Outgoings

The flat is leasehold and has a 125 year lease dated from 1st January 1988 (88 years remaining). The service charge is £732 per annum.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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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