



Trinity Gate, South Street, Taunton TA1 3BG
£129,950

GIBBINS RICHARDS 
Making home moves happen

A well maintained two bedroomed ground floor flat located close to the town centre and offered to the market with no onward chain.

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

This modern flat, part of a purpose-built block constructed around 20 years ago, offers comfortable and convenient living. It features a private entrance that opens into a large hallway. From there, you'll find a spacious double bedroom with ample storage and an en-suite shower room. A second double bedroom and a family bathroom provide additional accommodation. The flat boasts a generous living and dining area, seamlessly connected to an open-plan kitchen at one end. With double glazing and gas central heating throughout, this property is an ideal opportunity for first-time buyers or rental investors. Early viewing is highly recommended.

SPACIOUS TWO BEDROOMED GROUND FLOOR
FLAT WITH ITS OWN ENTRANCE DOOR

GENEROUS SIZED SITTING ROOM WITH OPEN
PLAN KITCHEN AREA

MASTER BEDROOM WITH EN-SUITE SHOWER
ROOM

SEPARATE FAMILY BATHROOM

CLOSE TO TOWN CENTRE

DOUBLE GLAZING AND GAS CENTRAL HEATING

NO ONWARD CHAIN

Entrance Hall

Bedroom 1 18' 4" x 10' 6" (5.58m x 3.20m)
En-suite Shower Room

Bedroom 2 8' 7" x 7' 4" (2.61m x 2.23m)

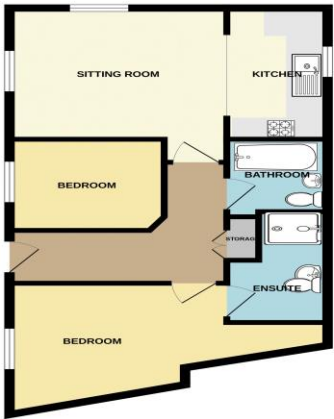
Family Bathroom

Open Plan Sitting Room/Kitchen Kitchen area 10' 7" x 5' 9" (3.22m x 1.75m)
Sitting Room 12' 3" x 10' 8" (3.73m x 3.25m)

Tenure and Outgoings The property is leasehold and benefits from an 125 year lease dated 1st January 2004 (105 years remaining). The ground rent is £100 per annum and service charge is £1,490 per annum.

Agents Note The property is currently registered as Flat 1 Trinity Gate but the postal address is Flat 7 Trinity Gate. This will be amended with Land Registry during the conveyancing process.

GROUND FLOOR
542 sq. ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq. ft. (50.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements are approximate and should not be relied upon for the purpose of a purchase. The floorplan is provided for information only and does not constitute an offer of any property. The floorplan is provided for information only and does not constitute an offer of any property. The floorplan is provided for information only and does not constitute an offer of any property.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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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