



GIBBINS RICHARDS
Making home moves happen

3 Blythe Court, Ferndown Close, Taunton TA1 4TJ
£169,950

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Located in the sought-after residential area of Galmington, this two-bedroom ground floor flat is within walking distance of a wide range of local amenities. The accommodation includes an entrance hall, a shower room, a sitting/dining room with doors opening onto a patio and communal gardens, a fitted kitchen, and two double bedrooms. Externally, the property benefits from access to attractive communal gardens, a single garage, and communal parking. Offered to the market with no onward chain.

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

Forming part of a 1970s development of similar purpose-built blocks, the flat is ideally located in a quiet residential area popular with first-time buyers, professionals, and buy-to-let investors alike. The property is double glazed throughout and heated via electric radiators. Galmington offers a range of local amenities, schools, and easy access to Taunton town centre and Musgrove Park Hospital, making this an attractive and practical choice for a wide range of buyers.

GROUND FLOOR FLAT
TWO BEDROOMS
COMMUNAL GARDEN & PARKING
SITTING/DINING ROOM LEADING TO A PATIO
GARAGE IN A NEARBY BLOCK
WALKING DISTANCE TO A RANGE OF AMENTIES
NIGHT STORAGE HEATERS
SOUGHT-AFTER RESIDENTIAL AREA
NO ONWARD CHAIN





Entrance Hall

Shower Room 7' 7" x 5' 4" (2.31m x 1.62m)

Sitting/Dining Room 17' 3" x 12' 3" (5.25m x 3.73m) Doors opening to the patio area.

Kitchen 9' 8" x 7' 7" (2.94m x 2.31m) maximum Containing the hot water tank.

Bedroom 1 10' 8" x 10' 8" (3.25m x 3.25m) Built-in wardrobes.

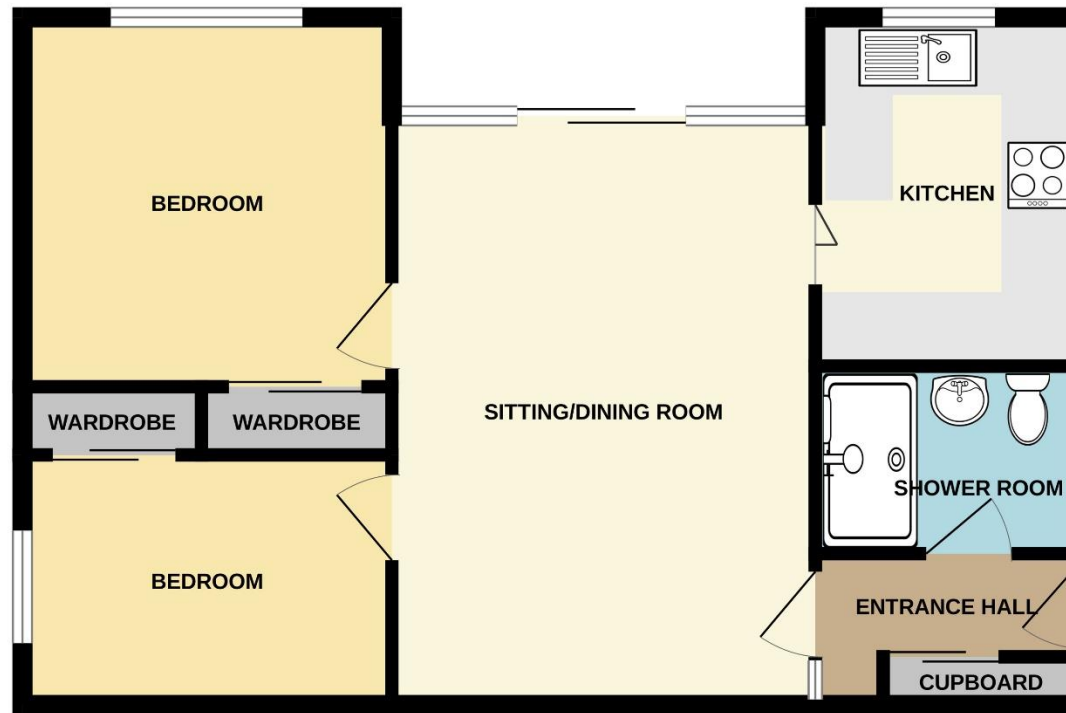
Bedroom 2 10' 8" x 7' 3" (3.25m x 2.21m) Built-in wardrobes.

Outside Single garage (numbered no 3). Communal parking. Communal gardens. Patio area accessed from the sitting/dining room).

Tenure and Outgoings The property is leasehold with a share of the freehold. The lease is 999 years dated from 10th September 1976 (950 years remaining). The service charges are £84.90 per month.



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 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.



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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 £40 + VAT (£48) 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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