



GIBBINS RICHARDS
Making home moves happen

Flat 5 Monmouth Court, Bindon Road, Taunton TA2 6AX
£159,950

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A well-presented two bedroomed first floor flat, situated within a secure gated complex. The accommodation comprises an entrance hall, a spacious sitting/dining room, a separate kitchen, two double bedrooms, and a bathroom. The property also benefits from gas central heating, double glazing throughout, and allocated parking for one vehicle.

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

Ideally suited to first-time buyers or investors, the flat is conveniently located within walking distance of a local shopping parade and retail outlets on Bindon Road. Taunton town centre is easily accessible via the frequent Park and Ride service on nearby Silk Mills Road, making this a practical and well-connected location.

FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS
GATED COMPLEX
ALLOCATED PARKING FOR ONE CAR
CLOSE TO A RANGE OF AMENITIES
GAS CENTRAL HEATING
IDEAL FIRST-TIME PURCHASE/INVESTMENT

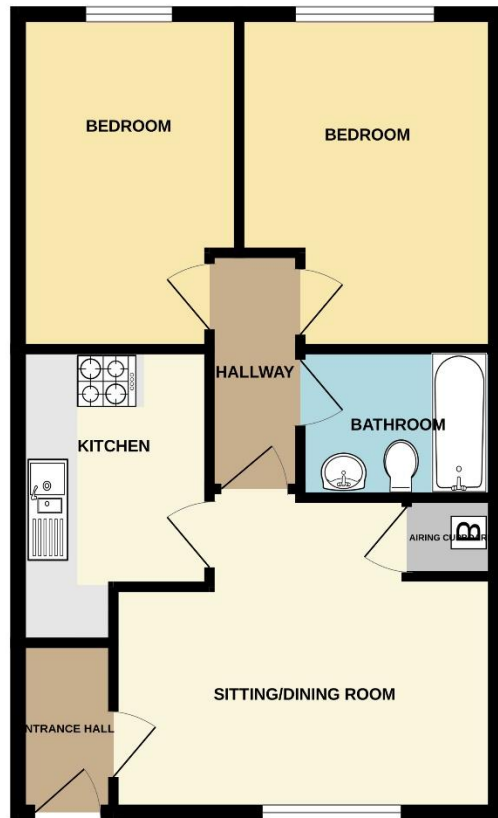




Entrance Hall	6' 4" x 3' 7" (1.94m x 1.09m)
Sitting/Dining Room	14' 1" x 11' 10" (4.30m x 3.61m) Airing Cupboard.
Kitchen	11' 0" x 7' 3" (3.36m x 2.21m)
Inner Hallway	8' 10" x 3' 5" (2.70m x 1.04m)
Bathroom	7' 4" x 5' 7" (2.24m x 1.70m)
Bedroom 1	9' 7" x 12' 6" (2.93m x 3.82m)
Bedroom 2	12' 6" x 8' 4" (3.82m x 2.53m)
Outside	Allocated parking for one vehicle. Communal garden.
Tenure and Outgoings	The property is leasehold with a 125 year lease dated 25th December 2006 (106 years remaining). The ground rent is £100 every 6 months) and the service charge is to be confirmed.



GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (49.9 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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