



2 Middleway Court, Middleway, Taunton TA1 3QJ

£185,000

**GIBBINS RICHARDS**   
Making home moves happen



A two-bedroom ground-floor flat situated in the desirable Wilton area of Taunton, which is ideally located for the town centre. The spacious layout includes an entrance hall, a light and airy sitting/dining room leading to a kitchen/breakfast room, two double bedrooms, and a shower room. Outside, the property offers well-maintained communal gardens, a single garage, garden store room and there is visitor parking available on site and residents can purchase an on-street parking permit from the local authority. Offered with no onward chain.

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

The property is situated in the much favoured Wilton area of the town, within convenient access of the picturesque Vivary Park and the town centre itself. Excellent primary and secondary school education is within walking distance, as well as Musgrove Park Hospital. This purpose built groundfloor apartment offers spacious accommodation and benefits from gas central heating via a combination boiler and double glazing throughout.

- GROUND FLOOR FLAT
- TWO BEDROOMS
- MODERN SHOWER ROOM
- KITCHEN
- SINGLE GARAGE
- COMMUNAL GARDENS AND GARDEN STORE ROOM
- WALKING DISTANCE TO THE TOWN CENTRE
- GAS CENTRAL HEATING
- NO ONWARD CHAIN



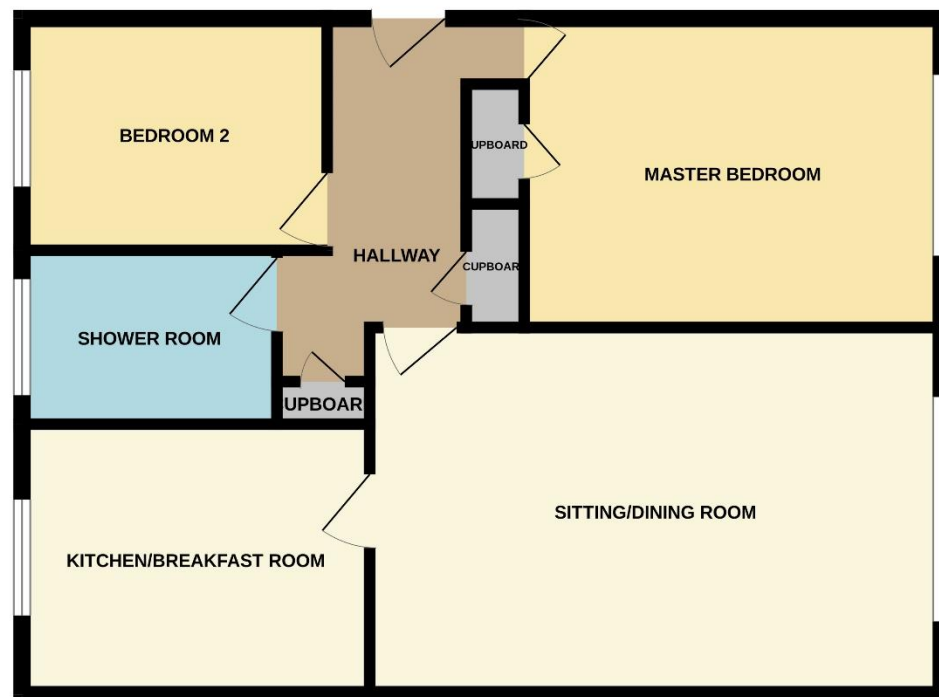




Hallway	8' 5" x 12' 4" (2.56m x 3.76m) Two storage cupboards.
Sitting/Dining Room	19' 5" x 12' 5" (5.92m x 3.78m)
Kitchen/ Breakfast Room	11' 10" x 9' 2" (3.60m x 2.80m)
Master Bedroom	14' 0" x 10' 10" (4.26m x 3.30m) Storage cupboard.
Bedroom 2	10' 5" x 7' 10" (3.17m x 2.40m)
Shower Room	8' 7" x 5' 10" (2.61m x 1.77m)
Outside	Well maintained communal gardens. Single garage. Residents permit parking.
Tenure and Outgoings	The property benefits from a 999 year lease dated from 1st January 1978 (953 years remaining). The service charges are £1,320 per annum.



GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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.  
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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)