



6 Allenslade Flats, Wiveliscombe, Taunton TA4 2UE

£145,000

GIBBINS RICHARDS 
Making home moves happen

A spacious one bedroomed flat in a purpose built block located in a tucked away position in Wiveliscombe. The property benefits from two private gardens as well as a spacious refurbished interior.

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

The flat is access via a communal entrance door and then a private door into the ground floor accommodation. There is a central hallway with the main accommodation coming off of it. The main accommodation includes two storage cupboards, sitting room, double bedroom, shower room and kitchen/diner. Both the shower room and kitchen/diner have been refurbished in recent months and the property is presented in very good condition throughout. Most noteworthy are two gardens, one to the front and one to the rear, both of which are of good size. The front garden is on two tiers and offers a summerhouse, whilst the back garden is laid to lazy lawn and is slightly smaller. Allenslade Flats is located on the north side of Wiveliscombe and is conveniently located for the town centre. There is also unrestricted parking to the block.

EXCELLENT ONE BEDROOMED FLAT
GROUND FLOOR ACCOMMODATION
TWO GARDENS
NON RESTRICTED PARKING
NO ONWARD CHAIN
ELECTRIC HEATING
DOUBLE GLAZING
SMALL PURPOSE BUILT BLOCK
CLOSE TO LOCAL AMENITIES
VIEWING HIGHLY RECOMMENDED





Entrance Hall	Storage cupboard. Airing cupboard.
Sitting Room	14' 5" x 9' 6" (4.39m x 2.89m)
Kitchen/Diner	16' 7" x 5' 10" (5.05m x 1.78m)
Conservatory	9' 10" x 6' 3" (2.99m x 1.90m)
Shower Room	9' 8" x 5' 1" (2.94m x 1.55m)
Bedroom	12' 7" x 9' 11" (3.83m x 3.02m) Fitted wardrobe. Storage cupboard.
Outside	There are two gardens, one to the rear, which is walled and laid to lazy lawn and one to the front, which is on two tiers and benefits from a summerhouse.
Tenure and Outgoings	The property is leasehold and has a 125 year lease dated 27th April 1988 (88 years remaining). The ground rent is £10 per annum and service charges are to be confirmed.



GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint 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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