



GIBBINS RICHARDS   
Making home moves happen

26 Grenville View, Cotford St. Luke, Taunton TA4 1JH  
£119,950

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A well proportioned first floor one bedroomed flat in a purpose built block in this ever popular village. Offered for sale with no onward chain, the property is deemed an ideal first time buy or rental investment. It has a share of the freehold and is in good order throughout.

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

26 Grenville View forms part of a purpose built block of similar properties in a cul-de-sac position in this popular modern development to the north west of Taunton. Situated on the first floor, the property is accessed via a communal entrance door with an entry phone system and then a private door to the first floor accommodation. There is then a hallway, large sitting/dining room with a kitchen off, bathroom and a good sized bedroom. There is an allocated parking space to the block. The property comes with the benefit of a share of the freehold, which is a valuable asset for any leasehold property.

FIRST FLOOR PURPOSE BUILT FLAT  
GOOD SIZED ACCOMMODATION  
IDEAL FIRST TIME BUY OR RENTAL INVESTMENT  
GOOD ORDER THROUGHOUT  
SCOPE FOR FURTHER IMPROVEMENT  
ALLOCATED PARKING  
CLOSE TO LOCAL AMENITIES  
SHARE OF THE FREEHOLD



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Communal Entrance	Entry phone system. Communal stairwell leading to the first floor.
Private Entrance Door	
Entrance Hall	Airing cupboard.
Sitting/Dining Room	17' 5" x 10' 4" (5.30m x 3.15m)
Kitchen	7' 7" x 7' 3" (2.31m x 2.21m)
Bedroom	10' 4" x 9' 8" (3.15m x 2.94m) Recessed wardrobe.
Bathroom	6' 3" x 5' 4" (1.90m x 1.62m)
Outside	Allocated parking space.
Tenure and Outgoings	The property is leasehold, with a 125 year lease dated 2000 (100 years remaining). The outgoing are approximately £1,000 per annum and includes ground rent, building insurance, cleaning of the communal areas, window cleaning, outside maintenance and a proportion to a sinking fund. We are advised by our client, that there is a share of the freehold, further details are available upon request.



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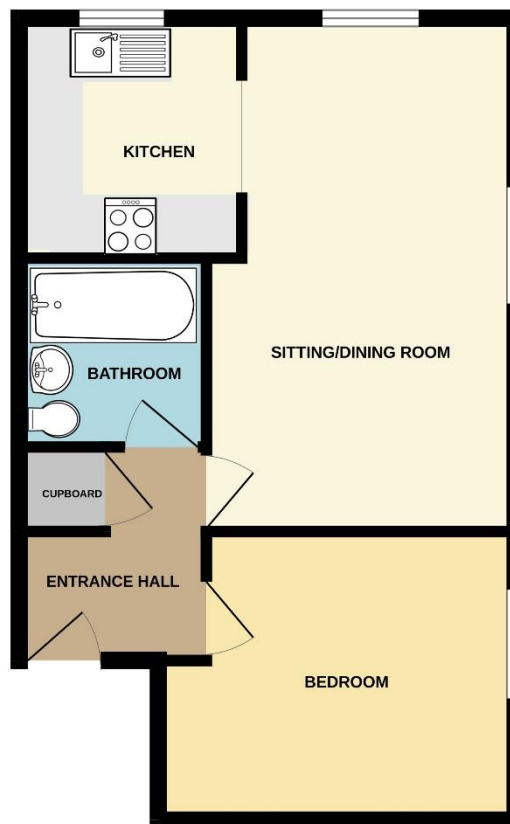


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# 1ST FLOOR



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.



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 £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.

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)