



**40 Beech Court, Tower Street, Taunton TA1 4BH**  
**£80,000**

**GIBBINS RICHARDS**   
Making home moves happen

A well-presented one-bedroom, second-floor purpose-built flat for the over-55s, conveniently located within easy walking distance of the town centre. The accommodation comprises an entrance hall, shower room, sitting/dining room leading to the kitchen, and a spacious double bedroom. Externally, the property benefits from parking for residents. Available with no onward chain.

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

Beech Court is a well-established development of 47 apartments offering a range of communal facilities, including three guest suites, a residents' lounge, conservatory, kitchen, and communal laundry. Residents also enjoy the reassurance of a 24-hour careline service. The development is ideally situated just a short walk from Taunton town centre.

**SECOND FLOOR FLAT**  
**ONE DOUBLE BEDROOM**  
**PARKING FOR RESIDENTS**  
**WALKING DISTANCE TO THE TOWN CENTRE**  
**RANGE OF COMMUNAL FACILITIES**  
**24 HOUR CARELINE SERVICE**  
**FOR THE OVER 55'S**  
**NO ONWARD CHAIN**





Hallway	8' 11" x 4' 0" (2.73m x 1.22m) Airing cupboard.
Sitting/Dining Room	15' 7" x 11' 9" (4.74m x 3.58m)
Kitchen	8' 4" x 5' 6" (2.55m x 1.67m)
Bedroom	12' 1" x 9' 8" (3.68m x 2.95m) Fitted wardrobe.
Shower Room	6' 8" x 5' 8" (2.04m x 1.73m)
Outside	Parking for residents.
Tenure and Outgoings	The property is leasehold and has a 99 year lease dated 1st June 1989 (63 years remaining). The ground rent is £150 per annum and the service charge is £2,979.74 per annum.



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 447 sq ft (41.5 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 inaccuracy. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchasers. 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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## Communal Areas



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.

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