



GIBBINS RICHARDS  
Estate Agents

**Flat 3 Minster Court, Windsor Close, Taunton TA1 4LW**  
**£170,000**

**GIBBINS RICHARDS**   
Making home moves happen

**\*Ground floor flat \*Garage \*Excellent location\***

This is a two bedroomed ground floor flat presented in excellent order throughout and offering spacious and light and airy ground floor accommodation in this purpose built block in Galmington. The flat forms part of a well-established block of similar apartments, particularly appealing to first-time buyers, couples, and those seeking convenient access to Musgrove Park Hospital. The property benefits from a long lease and also has a garage in a nearby block. Energy rating: D-56

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

The accommodation is accessed via a communal entrance hall, with the entrance door to the flat opening into a central hallway. From here, there is access to the bathroom and sitting room, with further doors leading to both bedrooms and the kitchen. The sitting room features double patio doors opening onto a small patio area, which in turn leads directly out to the block's communal gardens. The property benefits from electric heating and modern fittings throughout. It is also being sold with a share of the freehold (1/12 share). Please note that the property cannot be let and must be owner-occupied.

54.3 Approximate square meters

Two bedrooms

Ground floor flat in purpose built block

Garage in nearby block

Well presented throughout

Excellent location for schools, shops etc

Viewing advised

Small patio area



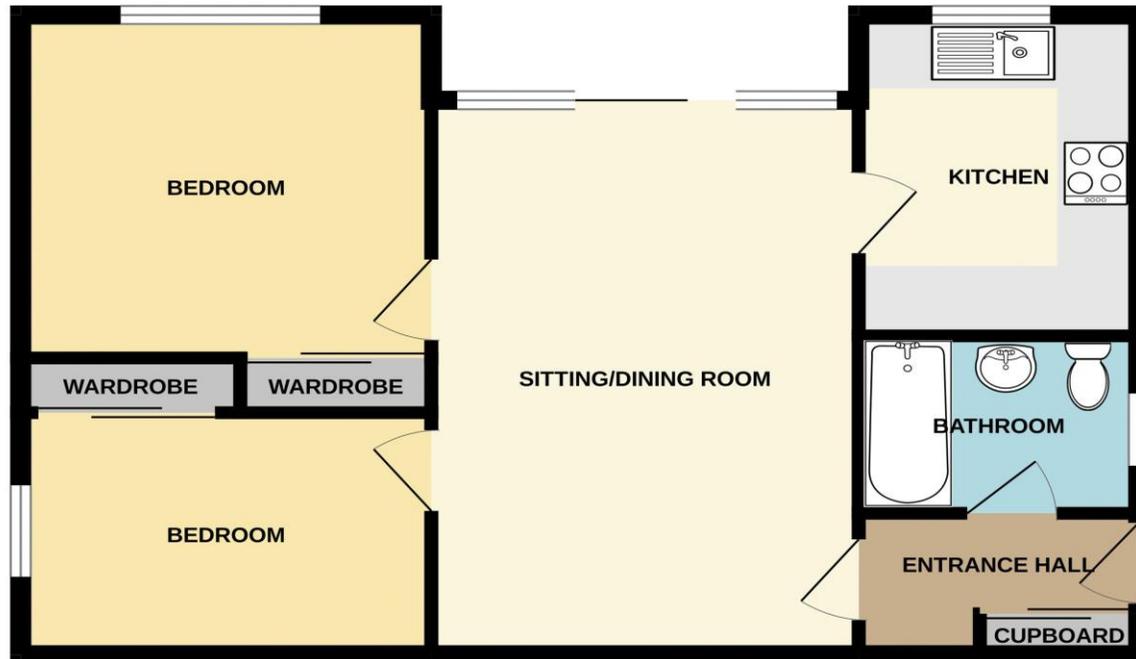


Communal entrance door into communal entrance hall. Private entrance door into:

Entrance Hall	Storage cupboard.
Bathroom	7' 8" x 5' 6" (2.34m x 1.68m)
Sitting Room	17' 1" x 11' 10" (5.20m x 3.60m) Double patio doors out to the patio area.
Bedroom 1	11' 5" x 7' 5" (3.48m x 2.26m) Built-in wardrobes.
Bedroom 2	10' 7" x 10' 7" (3.22m x 3.22m) Built-in wardrobes.
Kitchen	9' 6" x 7' 9" (2.89m x 2.36m)
Outside	Externally there is a small patio area to the exterior off the sitting room accessed via double patio doors. Garage in a nearby block.
Tenure and outgoings	The property is leasehold and benefits from an original 998 year lease dated 24th July 1971 (943 years remaining). The service charges via Minster Court Management Company are approximately £1,020 per annum which includes the ground rent, buildings insurance and maintenance of the building.



GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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