



71 Riverain Lodge, Tangier Way, Taunton TA1 1FF

£325,000

GIBBINS RICHARDS   
Making home moves happen

**\*Retirement apartment \*Town centre location \*Riverside setting\***

This spacious one bedroomed top floor retirement apartment offers bright, well-presented accommodation in a superb town centre riverside setting. The property features a generous sitting/dining room with a large balcony overlooking the river, a modern fitted kitchen, a double bedroom and a contemporary shower room, all designed for comfortable and independent living.

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

Situated within Riverain Lodge on Tangier Way, this popular development enjoys landscaped gardens overlooking the river, with views across to Goodland Gardens while remaining just a short, level walk from Taunton's shops, cafés and everyday amenities. Designed specifically for independent retirement living, the development offers a Lodge Manager, 24-hour call centre support system, Owners' Lounge with terrace and riverside views, a Guest Suite for visiting friends and family, lift access, and limited residents parking with some EV charging points.

Square footage  
One bed top floor flat  
Retirement apartment  
Communal gardens  
Large balcony  
Riverside setting  
In excellent condition throughout  
Communal residents lounge  
Town centre location  
No onward chain





Hallway 21' 2" x 11' 4" (6.44m x 3.46m)  
Storage cupboard.

Sitting / Dining Room 18' 8" x 10' 10" (5.70m x 3.31m)  
Leading to;

Balcony 17' 11" x 6' 2" (5.45m x 1.88m)

Kitchen 8' 3" x 8' 0" (2.52m x 2.43m)

Bedroom 14' 2" x 10' 5" (4.31m x 3.18m)

Shower Room 7' 5" x 6' 8" (2.27m x 2.04m)

Outside Terrace with riverside views.

Tenure and Outgoings The property is leasehold with a 999 year lease dated from 1st April 2022 (995 years remaining). The service charge is £2,503.30 per annum and the ground rent is £575 per annum.



GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



Owners Lounge



Terrace



TOTAL FLOOR AREA: 629 sq.ft. (58.4 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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