



GIBBINS RICHARDS 
Making home moves happen

11 Standish Court, Taunton TA1 1US
£90,000

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First floor flat *One double bedroom *Town centre location

A well presented one bedroomed first floor purpose built flat ideally located in the heart of Taunton town centre. The kitchen features an integrated electric oven, hob and extractor hood, complimented by wall mounted cupboards.

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

The property has been well maintained throughout and offers excellent versatility making it an ideal choice for first time buyers or investors. Within a short walk, residents can access a variety of retail units, restaurants and local amenities. The flat comprises of a welcoming entrance hallway leading into the open plan sitting room/kitchen with a Juliette balcony. To the right of the entrance hallway, you will find the principle bedroom and shower room. The home benefits from electric heating and double glazed windows.

28.4 Approximate square meters

Purpose built flat

One bedroom

Well maintained

Electric heating

Short walk to local amenities

Town centre location

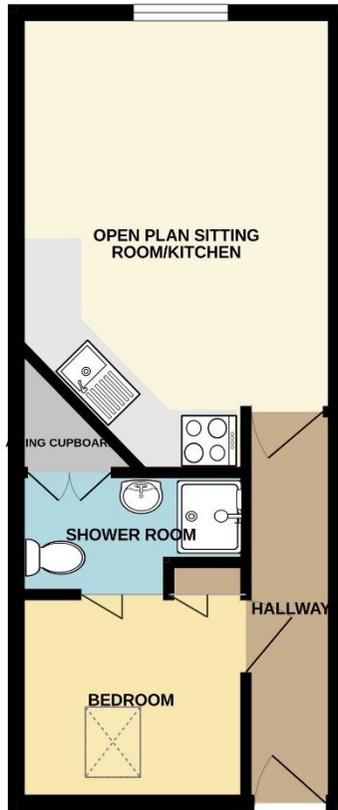




Hallway	13' 7" x 3' 2" (4.13m x 0.96m)
Open Plan Sitting Room/ Kitchen	15' 11" x 11' 2" (4.85m x 3.41m) With Juliette balcony.
Bedroom	8' 0" x 7' 3" (2.44m x 2.20m) Storage cupboard.
Shower Room	8' 0" x 4' 3" (2.44m x 1.29m) Airing cupboard.
Outside	Communal garden and bike racks.
Tenure and Outgoings	The property is leasehold with an original 199 year lease dated 1st July 2005 (178 years remaining). The ground rent is £100 per annum and the service charge is approximately £997.22 per annum.



GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 306 sq.ft. (28.4 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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