



GIBBINS RICHARDS 
Making home moves happen

Flat 6 Trevelyan Court, 8 Wilton Street, Taunton TA1 3LL
£232,500

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Modern apartment * No onward chain * Town centre location

A beautifully presented second floor apartment with secure parking and entry phone system located in a modern purpose built block, very close to the town centre.

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

The second floor apartment is accessed via a communal entrance door and communal staircase to the top floor landing, where a private door accesses the apartment. There is a large entrance hall, which leads to an open plan kitchen/sitting/dining room area to the front of the apartment, whilst to the rear, two good sized double bedrooms, with the master having en-suite and a main bathroom.

The property is beautifully maintained and has had many modern upgrades in recent years. There is an allocated parking space behind secure gates to the rear of the block, as well as visitors parking. The property benefits from gas central heating and double glazing and is under a central management agent with a good lease length and annual service charge. The location of the property should not be underestimated as it is just a short walk from the town centre's amenities and also not far from Vivary Park and Musgrove Park Hospital.

Total floor area - 746 sq.ft (69.3 sq.m.) approx

Second floor apartment

Juliet balcony

Open plan kitchen/sitting/dining room

Two bedrooms

En-suite to the master bedroom

Secure parking

Gas central heating

No onward chain





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Secure Entry System	Communal entrance door and communal staircase to the top floor landing. Private entrance door into;
Entrance Hall	Secure entry system.
Open Plan Kitchen/ Living/Dining Room	22' 5" x 17' 10" (6.83m x 5.43m) reducing to 17' 8" (5.38m) 'Juliet' balcony with views towards the Quantock Hills. Attractively fitted kitchen.
Bedroom 1	12' 5" x 11' 6" (3.78m x 3.50m)
En-suite Shower Room	
Bedroom 2	11' 5" x 9' 5" (3.48m x 2.87m)
Bathroom	6' 10" x 6' 0" (2.08m x 1.83m)
Outside	Communal gardens and bin storage area with secure gates leading to an allocated parking space.

AGENTS NOTE

The property is leasehold and benefits from an original lease of 999 years dated 1st January 2007 (980 years remaining). We have been advised from our vendor that the annual service charge is currently (2026) levied at approximately £1,350 and we understand that there is no ground rent payable. These pay be subject to change on an ad hoc, year-on-year basis. Full details of the Lease and charges can be sought via your legal representative.



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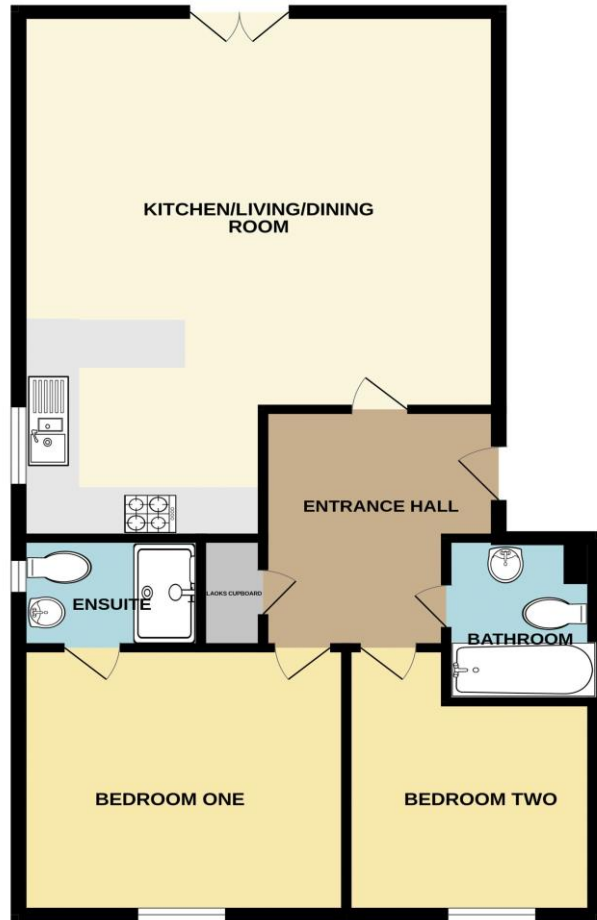


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GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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.



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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