



GIBBINS RICHARDS 

29 Stable Court Gatchell Oaks, Trull, Taunton TA3 7EG

£200,000

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**\* Two bedroomed flat \* Attractive communal gardens \* Allocated parking \***

A superbly appointed ground floor retirement apartment for the over 55s, forming part of a prestigious development in a charming village setting.

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

This attractive apartment is situated within a beautifully maintained retirement development, offering a welcoming community atmosphere and on-site facilities, including an on-site house manager. The property also benefits from a particularly useful basement storage room with light, power, and heating. Located on the edge of this highly sought-after village, the apartment is within walking distance of a post office/general store, while the town centre is approximately two miles away. Nestled away from the village road, Gatchell Oaks is set within walled and hedged gardens, beautifully landscaped with a stunning array of mature shrubs and trees, offering serene views across the Vale of Taunton towards the Quantock Hills.

Approximately 67.9 square meters

Two bedrooms

Ground floor flat

Retirement complex for the over 55's

Beautifully maintained communal gardens

Allocated parking

Village setting

Electric heating

No onward chain





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Entrance hall

Living Room 14' 6" plus recess x 12' 5"  
(4.42m x 3.78m)

Kitchen/Breakfast Room 11' 3" x 11' 2" (3.43m x 3.40m)  
plus recess

Bedroom 1 10' 5" x 10' 8" (3.17m x 3.25m)  
including built in wardrobe

En-suite

Bedroom 2 13' 2" x 9' 3" (4.01m x 2.82m)  
plus door recess and built in wardrobe

Shower Room 8' 8" x 6' 1" (2.64m x 1.83m)

Tenure & Outgoings The property benefits from a 125 year lease from 2007. The ground rent is £200 per annum, and the current maintenance and service charge is circa £5,000 per year. In addition, some special maintenance charges may be applicable in the event of unforeseen circumstances.



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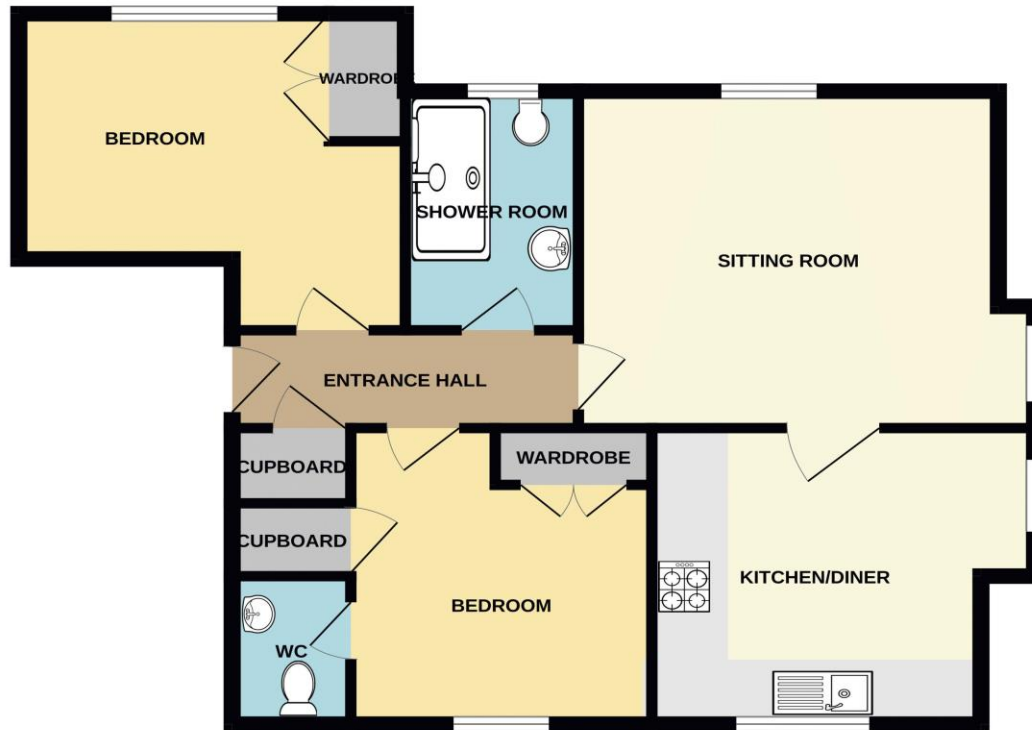


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GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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.  
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