



51 St. Josephs Field, Taunton TA1 3TF

£240,000

GIBBINS RICHARDS 
Making home moves happen

***Self contained flat *Gated complex * Allocated parking ***

A well-presented two bedroom self-contained first floor flat set within a gated development, conveniently positioned within easy walking distance of the town centre.

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

Built in 2005 and forming part of the highly regarded St Josephs Field Convent development, this sought-after walled and gated complex enjoys beautifully maintained communal gardens for residents to enjoy. The apartment further benefits from allocated parking, along with ample visitor spaces. The accommodation comprises an entrance hall with stairs rising to the first floor, kitchen/dining room, bright and airy sitting room with Juliet balcony overlooking the communal grounds, bathroom, and two bedrooms, with the principal bedroom benefiting from an en-suite shower room. The property is warmed by gas fired central heating and is double glazed throughout.

Approximately 80.8 square meters

First floor self-contained flat

Two bedrooms

En-suite shower room

Bright and airy sitting room with Juliette balcony

Walking distance to the Town Centre

Beautiful communal gardens

No onward chain

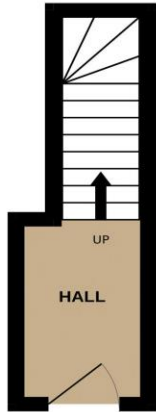




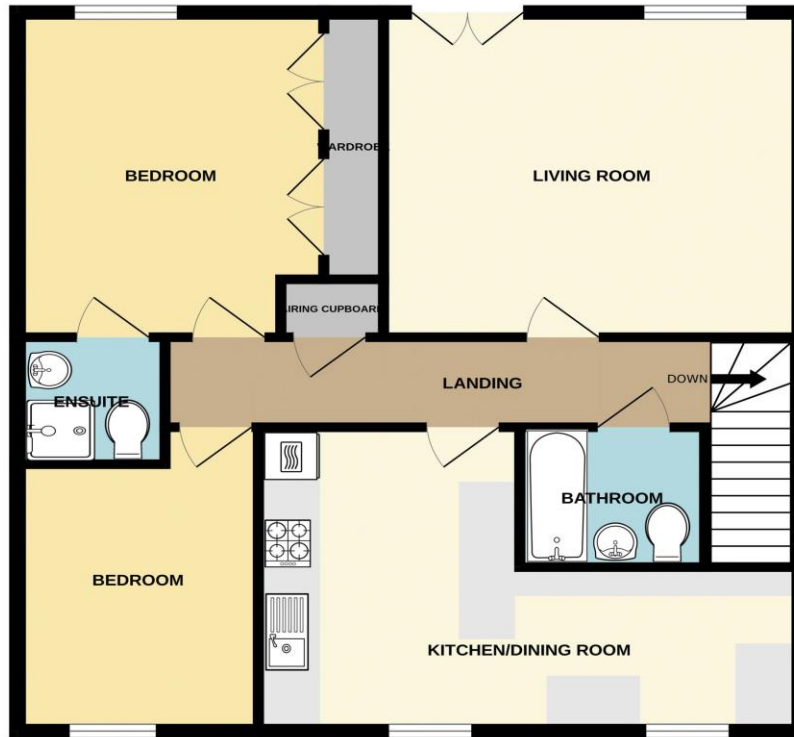
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| Entrance Hallway | Leading to the stairs. |
| Kitchen/Diner | 19' 0" narrowing to 9'1" x 12' 5" narrowing to 6'5" (5.8m narrowing to 2.8m x 3.78m narrowing to 2.0m) |
| Sitting Room | 14' 5" x 13' 1" (4.4m x 4.0m) |
| Bedroom 1 | 13' 3" max x 10' 9" (4.04m max x 3.28m) Built in wardrobes. |
| En-suite | 5' 2" x 5' 2" (1.58m x 1.58m) |
| Bedroom 2 | 10' 11" x 8' 6" (3.32m x 2.58m) |
| Bathroom | 6' 6" x 5' 9" (1.98m x 1.74m) |
| Outside | Allocated parking for one vehicle, with additional guest parking available. The property also benefits from attractive, well-maintained communal gardens for residents to enjoy. |
| Tenure and outgoings | The property benefits from a 999 year lease from 1 January 2004 (approximately 977 years remaining as of 2026), with a current ground rent of £773 per annum and a current service charge of £1,088 per annum. |



GROUND FLOOR
64 sq ft. (5.9 sq.m.) approx.



1ST FLOOR
806 sq ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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.
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