



GIBBINS RICHARDS 
Making home moves happen

13 Priory Court, Taunton TA1 1LF
£155,000

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A light and sunny second floor apartment located in this tucked-away and little-known block in the centre of Taunton. The property comes with a garage and visitor's parking.

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

The second floor flat is accessed on the ground floor via a communal entrance door with key code. The spacious landing on the second floor access the flat's entrance hall. The flat itself has two bedrooms, a shower room with walk-in shower cubicle, and a sitting room with adjoining kitchen, each with windows giving rooftops views across to the town.

There is double glazing, electric night storage heating and - outside - a communal drying area, two areas of garden and a store shed. The flat also comes with a single garage located in an adjacent block.

Approx. 48 sq m
Second Floor, 2 Bedroom Flat
Purpose Built Block Close to Town Centre
Garage & Store Shed
Excellent access to Taunton Town, Cricket and Theatre
Light & Airy with Rooftop Views
Parque Flooring
Electric Storage Heating
Early Viewing Advised



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Communal Entrance Hall

Second Floor Entrance Door

Entrance Hall

Sitting Room 14' 11" x 0' 0" (4.54m x 0.00m)

Kitchen 10' 5" x 5' 10" (3.17m x 1.78m)

Shower Room 6' 6" x 5' 9" (1.98m x 1.75m)

Bedroom One 10' 3" x 7' 1" (3.12m x 2.16m)

Bedroom Two 9' 11" x 9' 9" (3.02m x 2.97m)

Outside Externally there are two shared areas of garden, a store shed, a single garage in a nearby block, visitors' parking and a drying area.

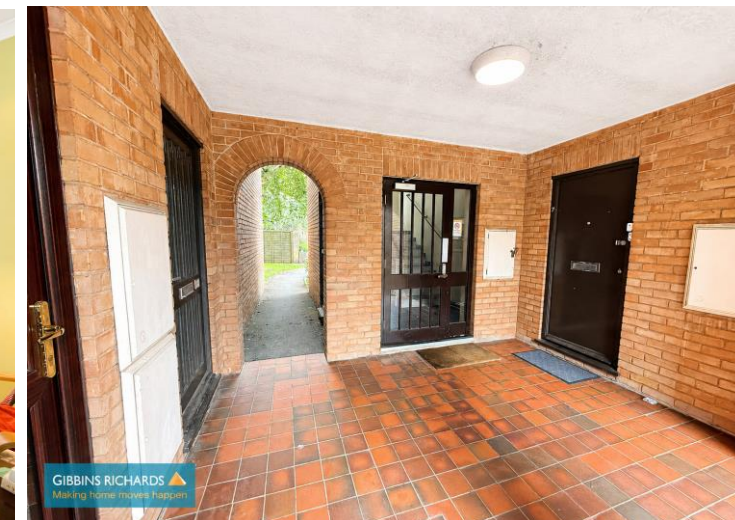
Tenure and outgoings The lease is 999 years dated 31st March 1982 (955 years remaining). The service charge and ground rent is approx. £60 per month The Freeholder is Alpha Housing



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SECOND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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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