



GIBBINS RICHARDS   
Making home moves happen

22 Grenville View, Cotford St. Luke, Taunton TA4 1JH  
£125,000

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### Ground Floor - 1 Double Bedroom - Allocated Parking space

A well-presented one-bedroom ground floor flat, situated within this popular purpose-built development in Cotford St Luke. The property is offered to the market with no onward chain and would make an ideal first-time purchase, downsizer or investment opportunity.

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

Situated within a purpose-built development on the north-western side of Taunton, this well-proportioned ground floor flat is tucked away in a cul-de-sac position and benefits from an allocated parking space. The accommodation is accessed via a secure communal entrance with entry phone system and comprises an entrance hall, spacious sitting/dining room with an adjoining kitchen, a good-sized double bedroom and bathroom.

- Ground floor, purpose built flat
- Good sized accommodation
- Ideal first time or investor purchase
- Good order throughout
- Scope for further improvement
- Allocated Parking
- Close to local amenities
- Leasehold property
- No onward chain



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Communal Entrance	
Private Entrance Door	
Sitting/Dining Room	17' 5" x 10' 4" (5.30m x 3.15m)
Kitchen/Diner	7' 7" x 7' 7" (2.31m x 2.31m)
Bedroom	10' 4" x 9' 8" (3.15m x 2.94m)
Bathroom	6' 3" x 5' 4" (1.90m x 1.62m)

**Tenure and Outgoings**  
 The property is leasehold, with a 125 year lease dated 2000 (100 years remaining). The outgoings are approximately £1,000 per annum and includes ground rent, building insurance, cleaning of the communal areas, window cleaning, outside maintenance and a proportion to a sinking fund.

**Outside**  
 The property benefits from allocated parking for 1 car.



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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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