



**GIBBINS RICHARDS** ▲  
Making home moves happen

**Ground Floor Flat , 1 Trull Road, Taunton TA1 4PT**  
**£110,000**

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\*Ground floor flat \*Kitchen/breakfast room \*Within walking distance of the town centre \*

A well-presented one bed roomed ground floor flat, conveniently located within walking distance of the town centre, offered to the market with no onward chain following recent renovation.

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

The current owner has carried out a comprehensive refurbishment, including a new kitchen and bathroom suite, new flooring, upgraded insulation throughout, a new central heating system, and full redecoration. The accommodation comprises an entrance hall, sitting room, kitchen/breakfast room, double bedroom, and a modern shower room. Conveniently located close to Taunton town centre, the property benefits from a wide range of local amenities on the doorstep. For commuters, access to the M5 motorway and intercity rail links is also within easy reach.

48.3 Approximate square meters

Ground floor flat

One double bedroom

Newly renovated

Within walking distance of the town centre

Gas central heating

Great investment/first-time buy

No onward chain





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## Communal Entrance

Hall

Private door to:

Entrance Hall

7' 0" x 5' 2" (2.13m x 1.58m)

Sitting Room

12' 11" x 11' 11" (3.93m x 3.64m)

Kitchen/Diner

15' 10" x 6' 9" (4.82m x 2.06m)

Bedroom

11' 8" x 7' 9" (3.56m x 2.36m)

Shower Room

7' 0" x 3' 9" (2.13m x 1.15m)

Tenure

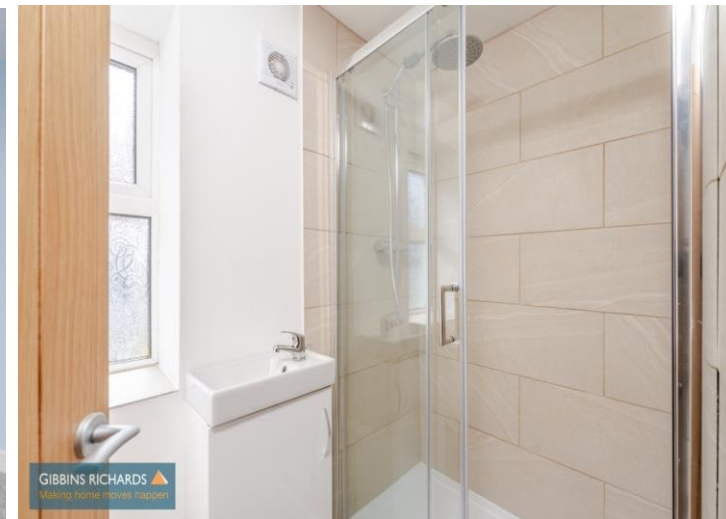
The property is leasehold and has a 125 year lease dated 1st June 1997 (96 years remaining).



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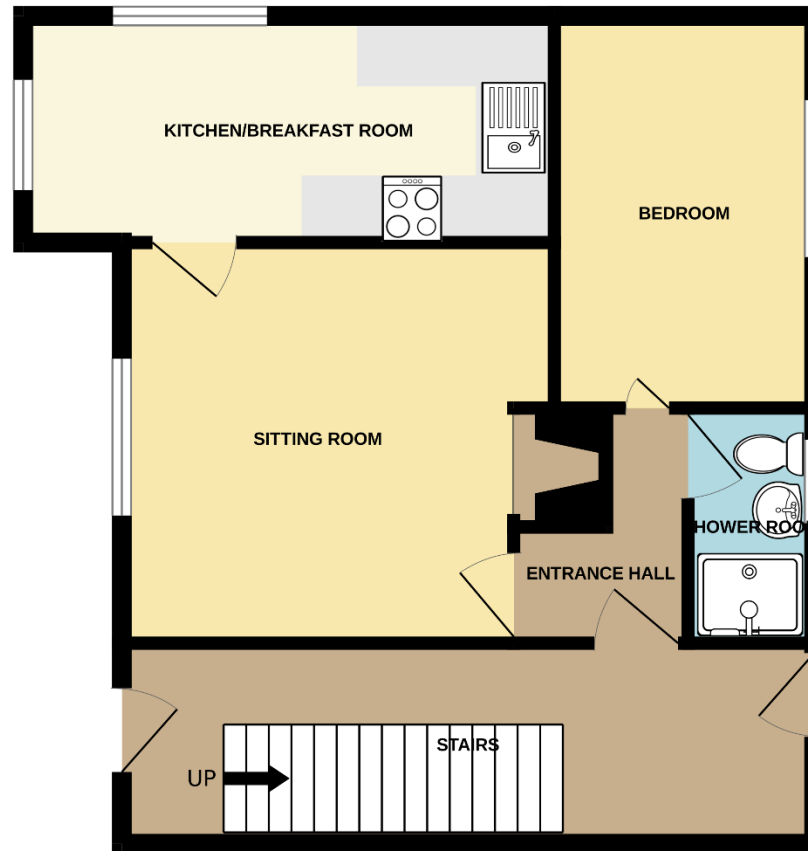


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GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



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.*