



GIBBINS RICHARDS 
Making home moves happen

28 Eastgate Gardens, Taunton TA1 1RD

£157,500

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A very light and airy two bedroomed retirement property in a popular town centre development.

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

Situated in a secluded corner of this popular town centre retirement development this first floor two bedroom property offer a light and airy interior due to enhanced by the installation of two internal windows allowing natural light to flow through the apartment. This property offers two bedrooms, a sitting / dining room, an extended kitchen which is larger than average, a shower room, and good storage. It is well positioned within the development; the front of the property, with a westerly aspect, opens out to a secluded small garden with lawns, flower beds and mature hedgerows, whilst the sitting room and kitchen windows overlook the main central gardens.

Eastgate Gardens is deemed one of the most popular retirement complexes in the town and is arguably the most central. There is an on-site house manager, laundry facility and overnight guest suite and some parking for residents. The property offers easy access to the town centre, the Taunton Minster and the Somerset County Cricket Ground. An internal viewing is highly recommended at the earliest opportunity.

Two bedroomed retirement apartment
Over '55s, no onward chain
Light and airy interior
Windows overlooking central gardens
In secluded part of the development
On-site manager, laundry and overnight guest facilities
Very close to the town centre
Viewing strongly advised



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Entrance Porch	With stairs leading to upper landing
Landing	
Sitting / Dining Room	15' 5" x 14' 8" (4.70m x 4.47m)
Kitchen	11' 9" x 7' 3" (3.58m x 2.21m) max, including extra worktop recess.
Bedroom One	11' 7" x 9' 11" (3.53m x 3.02m) With built-in wardrobes
Bedroom Two	11' 7" x 7' 5" (3.53m x 2.26m)
Shower Room	With corner shower cubicle and non-slip floor

For a town centre location this development offers a lot of garden space both to the front and the rear. There is a main central lawn with tables and benches, as well as a fishpond and fountain. The gardens are beautifully kept. Additionally, there is an on-site manager, laundry facility, communal lounge and an overnight guest suite, all of which are covered by the annual service charge.

The flat has 88 years remaining on a 125 year lease. There is a service charge of approx. £2,700 per year with a peppercorn ground rent. The development is very well managed by Southernhay Estates Ltd. The development does not have mains gas. The property is all electric with hob and oven in the kitchen, electric night storage heaters using off-peak electricity in the sitting room and hall with supplementary panels in the bedrooms. The current owners have installed a small, economical water heater in the airing cupboard - full details are available on request.



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FIRST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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