



GIBBINS RICHARDS 
Making home moves happen

105 Massingham Park, Taunton TA2 7TH
£185,000

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***Freehold coach house *No onward chain *Investors only - tenants in situ ***

A two bedroomed detached freehold coach house, conveniently situated on the northern side of Taunton, within easy reach of a wide range of local amenities.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

The property offers well-proportioned accommodation comprising a private entrance with stairs rising to the first floor, a spacious sitting/dining room, a kitchen, two bedrooms and a bathroom. Outside, there is an enclosed courtyard garden providing a private outdoor space. A particular feature of the property is that the freehold also includes four garages. One garage is for the exclusive use of the coach house and is situated beneath the accommodation, while the remaining three garages are held on long leaseholds by neighbouring properties, each subject to a peppercorn ground rent. The property is ideally positioned for convenient access to Taunton town centre, which offers an extensive range of shopping, leisure and everyday amenities, while Junction 25 of the M5 motorway is also within easy reach, making it an excellent choice for commuters.

Detached coach house
Freehold
Two bedrooms
Single garage
Close to a range of amenities
Gas central heating
Investors only
Courtyard garden
No onward chain





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Sitting Room	17' 9" x 17' 7" (5.41m x 5.36m)
Kitchen	11' 2" x 5' 5" (3.40m x 1.65m)
Bedroom 1	11' 7" x 8' 7" (3.53m x 2.61m)
Bedroom 2	9' 0" x 8' 0" (2.74m x 2.44m)
Bathroom	7' 0" x 5' 5" (2.13m x 1.65m)
Outside	The property benefits from a single garage and a courtyard garden.
Agents Note	Please note: The property is being sold with tenants in situ and is therefore suitable for investment purchasers only.



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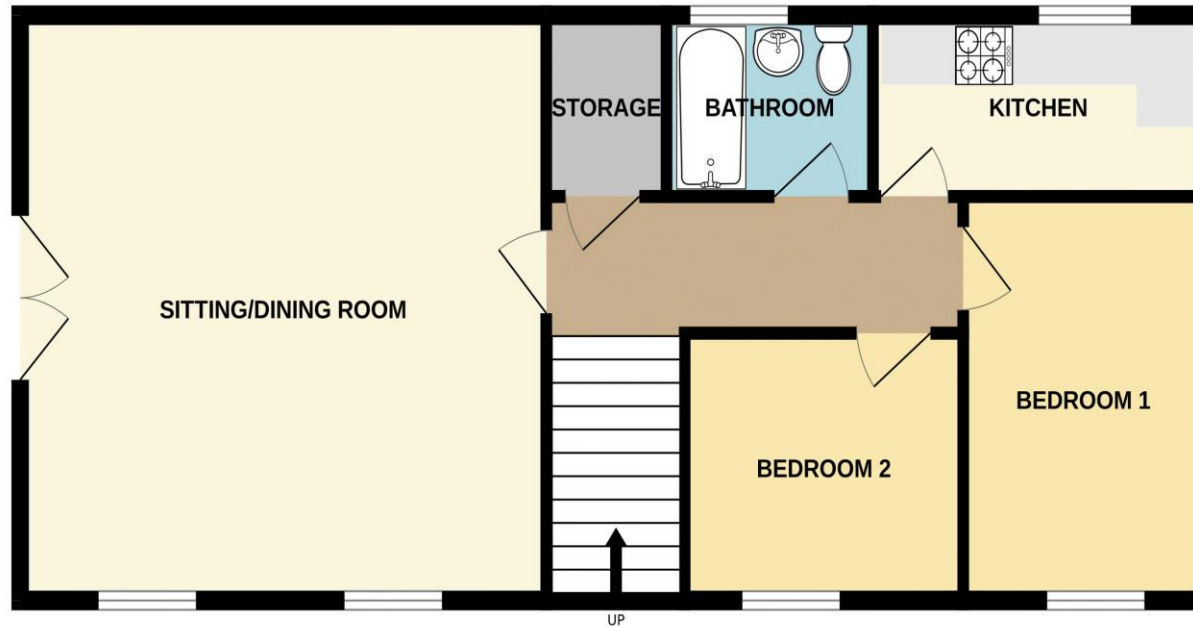


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FIRST FLOOR



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. 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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