



Flat 48, Beech Court, Taunton, Tower Street, TA1 4BH
£70,000

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Making home moves happen

A town centre retirement flat occupying the upper floor of this purpose-built block. The property has one bedroom, an shower room, sitting room and small kitchen. There are also communal areas for the occupant's benefit.

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

A communal entrance door with entryphone system gives access to the main entrance hall and stairs and lift to the second floor. The flat then has it's own private entrance hallway, sitting room with Juliet balcony, kitchenette, shower room and bedroom. There is night storage heating and 24 hour care line if required. On the ground floor is a communal lounge, laundry facility and kitchen. Beech Court is a short level walk to and from the town centre along Corporation Street, and a bus stop is available at various nearby points.

Approx. 25 sq. m.

One bedroomed retirement flat

Second floor - with lift and stairs

Economy & heating, 24 hour care is needed

Communal facilities

Close to town centre and bus stops

No onward chain

Priced to sell - make an offer!

Communal entrance hall	With entryphone system, access to the ground floor communal facilities and stairs and lift to second floor.
Private entrance hall	
Shower Room	6' 4" x 5' 6" (1.93m x 1.68m)
Bedroom	12' 2" x 9' 8" (3.71m x 2.94m)
Sitting Room	15' 8" x 11' 3" (4.77m x 3.43m)
Kitchen	8' 5" x 5' 4" (2.56m x 1.62m)
Other information	The lease is 99 years from June 1989 The service charge was approx. £2,931.97 (2025)



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of rooms, fixtures, fittings and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The owner, agents and applicable laws have not been asked and no guarantee as to their accuracy or efficiency can be given. Made with SketchUp 8.2.0.15



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.