



GIBBINS RICHARDS
Making home moves happen

22 Langham Gardens, Taunton TA1 4PE
£115,000

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A well proportioned, light and airy ground floor retirement apartment located in a popular and idyllic cul-de-sac near the Galmington part of Taunton. The property is offered with no onward chain.

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

Located at the end of this attractive and idyllic cul-de-sac, is this ground floor retirement apartment which offers two bedrooms, kitchen, shower room and a good sized sitting room. The property has been re-decorated in recent months but could still benefit from some minor internal refurbishment, but is deemed an ideal retirement proposition for those seeking community living in a secure and safe environment.

The accommodation in brief comprises; entrance hall, sitting room, kitchen, shower room and two double bedrooms. The apartment benefits from communal gardens and drying area to the rear and is not far at all from the local shops and amenities at College Way. An internal viewing is highly recommended.

There is also the benefit of a communal guest room, sitting room and kitchen.

OVER 60'S APARTMENT
GROUND FLOOR
SPACIOUS TWO BEDROOMED ACCOMMODATION
NO ONWARD CHAIN
RECENTLY RE-DECORATED THROUGHOUT
PIPER ALARM SYSTEM
NIGHT STORAGE HEATING
COMMUNAL GARDENS AND DRYING AREA
CLOSE TO LOCAL AMENITIES
VIEWING HIGHLY RECOMMENDED





Entrance Porch	
Sitting Room	13' 6" x 12' 6" (4.11m x 3.81m)
Kitchen	8' 2" x 7' 5" (2.49m x 2.26m)
Bedroom 1	13' 3" x 9' 0" (4.04m x 2.74m)
Bedroom 2	11' 2" x 8' 7" (3.40m x 2.61m)
Shower Room	6' 7" x 5' 7" (2.01m x 1.70m)
Outside	Communal gardens and drying area.
Tenure	The property is leasehold with a 99 year lease dated 1st January 1985 (59 years remaining). The services charges are approximately £1,537.80 per annum.
Agents Note	Please note that this property comes under section 21 of The Estate Agents Act in that it is being sold by someone related to a member of our staff. If you wish to extend the lease, this would need to be arranged through the council, who act as the managing agent. The cost of a lease extension is expected to be in the region of £15,000 to £20,000, although this is only an estimate. This anticipated cost has already been taken into account when valuing the property.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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.



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 £30 + VAT (£36) **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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