



GIBBINS RICHARDS 

43 William Street, Taunton TA2 6HG

£139,950

GIBBINS RICHARDS 
Making home moves happen

A spacious ground floor apartment boasting two double bedrooms and own enclosed garden which is accessed directly from the property. The accommodation includes: communal hall, sitting room, kitchen area, bathroom, two double bedrooms and enclosed west facing garden. Gas central heating and double glazing.

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

This ground floor apartment provides generous size living space which boasts two double bedrooms, both providing access to a generous size and private rear garden. The property is located within walking distance of the mainline railway station whilst the town centre itself is within easy reach and further benefits from residents permit parking.

GROUND FLOOR FLAT
2 DOUBLE BEDROOMS
OWN ENCLOSED GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZED WINDOWS
WALKING DISTANCE OF STATION
PERMIT PARKING
LONG LEASE
NO SERVICE CHARGES





Communal Hall	With door to lobby.
Sitting Room	11' 5" x 10' 6" (3.48m x 3.20m) Addition of a bay window. Exposed floor boards. Storage cupboard. Radiator. Open to:
Kitchen	11' 0" x 6' 8" (3.35m x 2.03m) Including plumbing for washing machine.
Bathroom	7' 10" x 5' 10" (2.39m x 1.78m) Panelled bath and mixer shower and screen, wash basin, wc, towel radiator, cupboard containing the gas fired combination boiler.
Bedroom 1	10' 6" x 9' 5" (3.20m x 2.87m) Double mirrored wardrobe unit. Radiator. Double glazed French doors to rear garden.
Inner Hallway	
Bedroom 2	12' 2" x 7' 0" (3.71m x 2.13m) Radiator. Double glazed doors to the rear garden.
Outside	The rear garden is of generous size and fully enclosed, providing a good degree of privacy. There is a courtyard area, lawned section, decking area and timber store shed as well as a rear pedestrian gate.
Tenure	The property benefits from a share of the freehold and carries a long 999 year lease from 2009.



GROUND 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.



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