



GIBBINS RICHARDS 
Making home moves happen

Flat 10 Monmouth Court, Bindon Road, Taunton TA2 6AX
£155,000

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Two bedroomed maisonette *Parking for one car *Gated development

The spacious and well presented two bedroomed ground floor maisonette is situated within a secure gated development in the popular residential area of Staplegrove in Taunton. The property is beautifully maintained and offers comfortable and practical living throughout. The accommodation comprises; an entrance hall, modern kitchen, a bright and spacious sitting/dining room, two bedrooms and a good sized bathroom. Externally the apartment benefits from an allocated parking space within the development along with communal gardens.

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

Ideally located within easy reach of local amenities including shops, schools and recreational facilities. Taunton town centre is just a short distance away, offering a wider selection of retail, dining and leisure options including excellent transport links to the M5 motorway at junction 25 and the intercity railway station. The accommodation is well presented throughout and benefits from gas central heating via a combination boiler. The property would make an excellent purchase for first a time buyer, investors or those looking to downsize, offering a fantastic opportunity to acquire a comfortable home in a sought after area.

44.1 Approximate square meters

Two double bedrooms

Allocated parking for one car

Gas central heating

Situated in Staplegrove

Immaculate condition

Close to local amenities





Entrance Hall	8' 10" x 3' 10" (2.68m x 1.16m)
Sitting / Dining Room	11' 3" x 9' 3" (3.43m x 2.82m)
Kitchen	9' 7" x 7' 9" (2.92m x 2.36m)
Bedroom 1	12' 5" x 9' 4" (3.78m x 2.84m)
Bedroom 2	11' 6" x 7' 7" (3.50m x 2.31m)
Bathroom	8' 3" x 5' 1" (2.51m x 1.55m)
Outside gardens.	Allocated parking and communal gardens.
Tenure and Outgoings	The property is leasehold with an original 125 year lease dated 25th December 2006 (105 years remaining). The service charge is £1223 per annum and ground rent is £200 per annum.



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



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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