



27B Blackdown Road, Taunton TA2 8EY

£150,000

GIBBINS RICHARDS 
Making home moves happen

This spacious and well presented two bedroomed first floor flat located in the Priorswood area of Taunton offers comfortable and convenient living and is available to the market with no onward chain. The property features a welcoming entrance hall, practical kitchen, bright and airy sitting/dining room, two generous double bedrooms and a family bathroom. Externally, the flat benefits from communal parking and private garden.

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

Situated close to local amenities including shops, cafe, schools and excellent transport links, this home is ideal for first time buyers, investors or those looking to downsize in a popular residential area. The home is maintained to a good standard throughout with gas central heating supplied by a modern combination boiler. Additionally the property benefits from new windows, which are still currently under the original warranty.

NO ONWARD CHAIN
PRIVATE GARDEN
TWO GENEROUS SIZED BEDROOMS
COMMUNAL PARKING
GAS CENTRAL HEATING
PERFECT FIRST TIME BUY
FIRST FLOOR FLAT



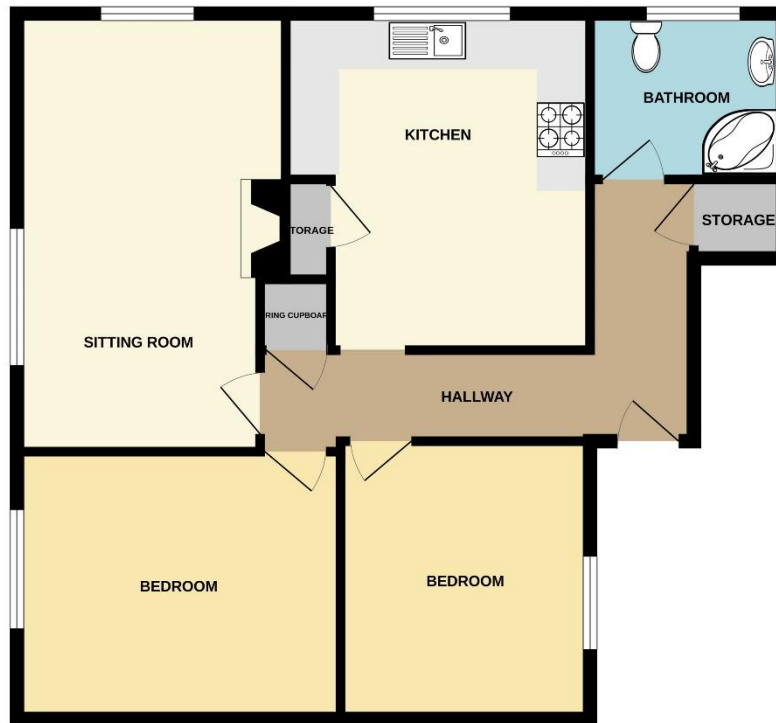
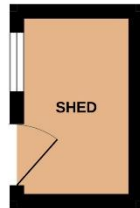


Entrance Hallway	17' 8" x 11' 1" (5.39m x 3.38m) Storage cupboard. Airing cupboard.
Sitting Room	17' 10" x 10' 11" (5.44m x 3.34m)
Kitchen	13' 9" x 12' 5" (4.18m x 3.78m)
Bedroom 1	13' 2" x 10' 11" (4.02m x 3.32m)
Bedroom 2	11' 4" x 10' 2" (3.45m x 3.10m)
Bathroom	7' 10" x 6' 9" (2.40m x 2.06m)
Outside	Communal parking and private garden with shed.
Tenure and Outgoings	The property is leasehold with a lease of 125 years dated from 1st February 1988 (88 years remaining). The service charges for 2024 was £168.82 (responsible for 50% of maintenance charges) and the ground rent is £10 per annum.



SHED
38 sq.ft. (3.5 sq.m.) approx.

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 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 £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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