



Flat 3 Monmouth Court, Bindon Road, Taunton, TA2 6AX
£110,000 – Cash Buyers Only

GIBBINS RICHARDS 
Making home moves happen

A first floor one bed roomed apartment located in a gated complex. The well presented accommodation consists of; entrance porch, open plan kitchen/sitting/dining room, one double bedroom with built-in wardrobes and a bathroom. Externally the property benefits from allocated parking for one car. CASH BUYERS ONLY - AVAILABLE WITH NO ONWARD CHAIN.

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

This ideal investment or first time purchase is located within walking distance from a local shopping parade and retail outlets in Bindon Road, whilst Taunton town centre is served by a frequent park and ride service in Silk Mills Road. The accommodation is warmed by gas central heating and benefits from double glazed windows throughout.

FIRST FLOOR APARTMENT

ONE DOUBLE BEDROOM

ALLOCATED PARKING

GATED COMPLEX

CLOSE TO AMENITIES

GAS CENTRAL HEATING

NO ONWARD CHAIN – CASH BUYERS ONLY

Entrance Porch

Opening to;

Sitting/Dining Room/Kitchen

17' 7" x 17' 7" (5.36m x 5.36m) maximum.

Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

Bedroom

15' 2" x 9' 4" (4.62m x 2.84m) maximum. Built-in wardrobes.

Outside

Secure allocated parking for one car.

Tenure and Outgoings

The property is leasehold and benefits from a 125 year lease dated from 25th December 2006 (107 years remaining). The service charge and ground rent are to be confirmed.

GROUND FLOOR



We warrant every statement made herein to be true and correct to the best of our knowledge and belief. We do not warrant the accuracy of the information contained herein. Measurements of rooms, distances, bearings and other details shown are approximate and should not be relied upon for legal purposes. The information is provided for general guidance only and should not be used for legal purposes. The information is provided for general guidance only and should not be used for legal purposes. The information is provided for general guidance only and should not be used for legal purposes.



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 £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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