



Eastgate Gardens, Taunton TA1 1RD

welcome to

Eastgate Gardens, Taunton

A well-presented two-bedroom first-floor retirement flat for the over 55's, situated in the popular Eastgate Gardens area of Taunton. Benefiting from a spacious lounge/diner, fitted kitchen, modern shower room, communal gardens, laundry room and permit parking.

Entrance Hall

Stairs leading up to the flat from the front door, Airing cupboard with new pressurised water tank and large storage cupboard. Carpet. Electric storage heater.

Lounge

15' 5" x 15' (4.70m x 4.57m)
Large living area, with space for a dining table. Carpet. Windows x 2. Electric storage heater.

Kitchen

12' x 5' 6" (3.66m x 1.68m)
Modern kitchen, wall and base units, induction cooker and electric oven, new lighting, space for a fridge freezer, kardene flooring, window.

Master Bedroom

11' 8" x 10' (3.56m x 3.05m)
Double bedroom, carpet, window.

Bedroom 2

11' 8" x 7' 6" (3.56m x 2.29m)
Double room, carpet, window.

Bathroom

Double Shower, Toilet, wash basin, heated towel rail, clip lock flooring.

Parking

Permit parking available.

Agents Note

Please note the property is for the OVER 55's
Leasehold 125 years from 1989
Current Annual Service charge £2726.36

Please note that within the last 2 years the property has been modernised throughout, with a new kitchen, new pressurised water tank and electric heaters. The fusebox has been replaced and the electrics have been checked.





A nicely presented first-floor retirement flat for the over 55's, situated in the highly regarded Eastgate Gardens development in a peaceful and convenient location in Taunton town centre.

The well-maintained accommodation comprises a spacious lounge/diner, modern fitted kitchen, two bedrooms and a modern shower room. Offering a comfortable and low-maintenance lifestyle, the property is ideal for those seeking independent living within a welcoming community environment.



Residents benefit from attractive communal gardens, providing pleasant outdoor space to relax and enjoy, together with permit parking for added convenience. The development has been designed with accessibility in mind, featuring dropped kerbs and step-free access throughout the main site, making it particularly suitable for electric mobility scooters and buggies. Charging points for mobility scooters are also available on site.

Ideally located within easy reach of Taunton town centre, local shops, amenities and transport links, the property combines convenience with a quiet residential setting. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Eastgate Gardens, Taunton

- Two-bedroom first-floor retirement flat (Over 55's)
- Modernised and well maintained throughout
- Quiet residential location, with well maintained communal gardens
- Close to Taunton town centre and local amenities
- Low-maintenance home with excellent transport links nearby

Tenure: Leasehold EPC Rating: Awaited

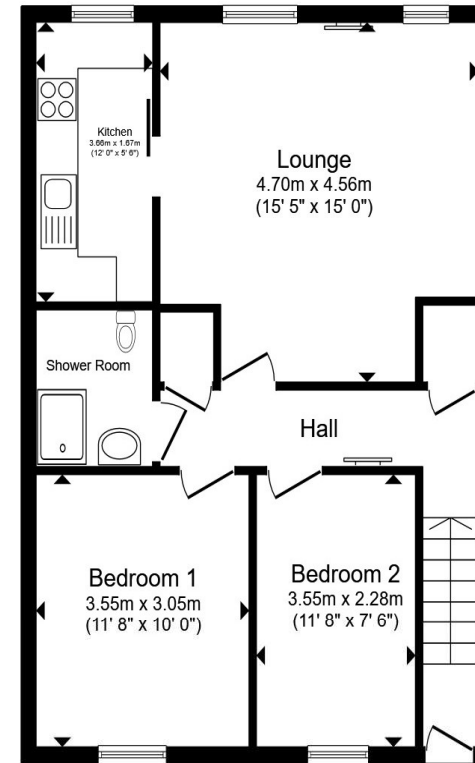
Council Tax Band: C Service Charge: 2726.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Total floor area 59.8 m² (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
TAU109586 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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