



22 Eastgate Gardens, Taunton TA1 1RD

welcome to

Eastgate Gardens, Taunton

Well Presented Throughout. Desirable Location. Access to Communal Gardens and Services. Parking Space.

Entrance Hall

Front door opening into the hallway, steps up to the landing, electric storage heater, a storage cupboard, airing cupboard with immersion heater, Carpet.

Lounge/Diner

15' 1" Max x 15' Max (4.60m Max x 4.57m Max)

Two secondary glazed windows. Electric fire, Space for dining table and chairs. Electric storage heater. Carpet.

Kitchen

Secondary glazed window. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, tiled splash back, space for white goods, lino flooring.

Bedroom One

12' x 10' (3.66m x 3.05m)

Secondary glazed window. Built in wardrobe. Carpet, Electric storage heater.

Bedroom Two

11' 10" x 7' 7" (3.61m x 2.31m)

Secondary double glazed window. Carpet. Electric storage heater.

Bathroom

Wash hand basin, WC, double shower with instant hot water shower, tiled walls, lino flooring, extractor fan.

Parking

Permit Parking Available

Leasehold Information

Lease 125 years from 1st January 1988

Current Annual Service Charge Approx £2724 - this includes building insurance, external building maintenance, estate and garden maintenance, the provision of a site manager as well as a residents lounge, laundry and guest suite. There is also an emergency alert alarm with a wearable pendant that is included.





A nicely presented first floor flat situated in the popular Eastgate Gardens area of Taunton. The accommodation comprises a spacious lounge/diner, fitted kitchen, two bedrooms, and a modern shower room.

Outside, residents can enjoy well-maintained communal gardens, while permit parking is available for added convenience.

Ideally located within easy reach of Taunton town centre, local amenities, and transport links and in a quiet area, this flat is a retirement property for over 55's and is a low-maintenance home. The main site is accessible with dropped kerbs and without steps making it easy to access with electric buggies/scooters, there are also site charging points for these. All fixtures and fittings will remain and all furniture and white goods are available by separate negotiation,

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

- For The Over 55's
- First Floor Flat Nicely Presented Throughout
- Lounge/Diner
- Two Bedrooms
- Modern Fitted Kitchen & Shower Room

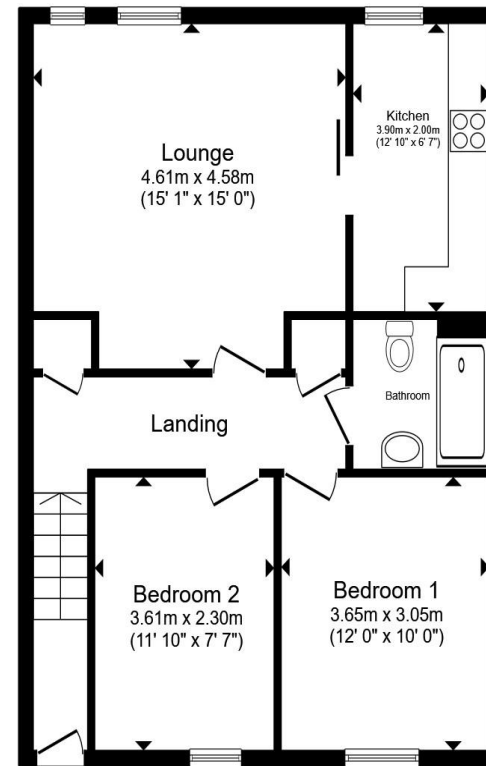
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2724.00

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.

£140,000



Total floor area 64.8 m² (697 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:
TAU109558 - 0007

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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