



35 Northfield Gardens, Taunton, TA1 1XN
£84,950

GIBBINS RICHARDS 
Making home moves happen

A self-contained ground floor retirement flat located in a popular complex close to French Weir Park and town centre. Own entrance, Hall, living room, kitchen, double bedroom, bathroom, communal gardens, store room, communal parking. NO CHAIN. Energy Rating: C-71

THE PROPERTY

Northfield Gardens is an over 60's retirement complex of 49 flats constructed in 1985 and is managed by Taunton Deane Borough Council. This particular flat enjoys a choice position within the development which overlooks the communal gardens. The picturesque French Weir park is closeby and there is a delightful riverside walk into the town centre. The property benefits from a 24 hour call care alarm system whilst within the complex there is a resident house manager, community room, guest suite, communal gardens and communal parking.

Personal double glazed entrance door into :

Entrance hall with mat section and door to :

Living Room 14' 8" x 12' 2" (4.47m x 3.71m) box bay double glazed window, one night storage heater and one electric panel heater, deep storage cupboard, Tunstall 24 hour alarm call system.

Kitchen 9' 5" x 5' 10" plus recess (2.87m x 1.78m) fitted with a range of Oak floor and wall cupboard units incorporating single drainer sink unit, plumbing for washing machine, space for cooker and free standing fridge/freezer.

From living room access to :

Inner Hallway with airing cupboard.

Double Bedroom 11' 0" x 10' 0" (3.35m x 3.05m) with slimline panel heater, double glazed window, fitted wardrobe.

Bathroom panelled bath, pedestal wash hand basin, low level wc, fitted wall mirror and full height tiling to bath area.

Tenure and Outgoings The property benefits from a original 99 year lease. The current service charge is approximately £56.00 per month which includes the building insurance, the upkeep of communal areas, call system etc.

Directions From Bridge Street bear left at the traffic lights into Wood Street. Turn shortly right by the car park into Wood Street again, follow the full course of this road where Northfield Gardens will be found on the right hand side. This particular apartment will be found overlooking the communal gardens towards the left hand side of the complex.



TOTAL APPROX. FLOOR AREA 437 SQ.FT. (40.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2016

Energy Performance Certificate



35, Northfield Gardens, TAUNTON, TA1 1XN

Dwelling type: Ground-floor maisonette

Date of assessment: 04 January 2016

Date of certificate: 04 January 2016

Reference number: 0345-2814-7895-9506-4571

Type of assessment: RdSAP, existing dwelling

Total floor area: 40 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,332

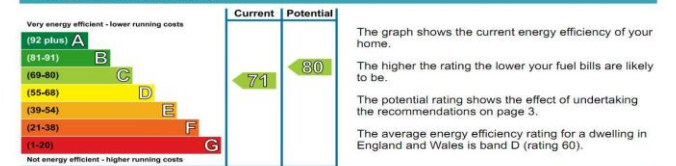
Over 3 years you could save £ 408

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 99 over 3 years	
Heating	£ 750 over 3 years	£ 474 over 3 years	
Hot Water	£ 420 over 3 years	£ 351 over 3 years	
Totals	£ 1,332	£ 924	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 201	<input checked="" type="checkbox"/>
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39	<input checked="" type="checkbox"/>
3 Low energy lighting for all fixed outlets	£15	£ 45	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

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Consumer Protection from Unfair Trading Regulations 2008.

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availability of any property and make an appointment to view before embarking on any journey to see a property.

