



27b Blackdown Road, Taunton, TA2 8EY  
£124,950

**GIBBINS RICHARDS**   
Making home moves happen



A well presented spacious first floor flat in located in North Taunton. Offering 2 double bedrooms, family bathroom, kitchen/breakfast room, living room, private enclosed garden, storage shed and communal parking. Offer with NO ONWARD CHAIN. Energy Rating: D-56

**THE PROPERTY**

This well presented spacious 2 double bedroom first floor flat has the added bonus of gas central heating and double glazing, large amounts of storage inside and outside of the flat. Communal parking and its own private enclosed garden. The flat is managed by Taunton Deane Borough Council and as a result benefits from very reasonable service charges. Situated in Blackdown Road on the north side of Taunton being within walking distance of a rank of shops. For further facilities Taunton town centre is approximately 2 miles away. The flat is also within easy distance to Taunton train station and the M5 motorway at junction 25. Offered with no onward chain.

- 2 DOULBE BEDROOMS
- GAS CENTRAL HEATING AND DOULBE GLAZING
- PRIVATE ENCLOSED GARDEN
- WALKING DISTANCE TO LOCAL FACILITIES
- COMMUNAL PARKING
- OUTSIDE STORAGE
- SPACIOUS ACCOMMADATION
- NO ONWARD CHAIN
- REASONABLE SERVICE CHARGES

Stairs to front door. External stairs to balcony and front door.  
 Hall  
 Living Room 18' 0" x 9' 11" (5.48m x 3.02m) Fireplace.  
 Kitchen/Breakfast Room 13' 8" x 11' 4" (4.16m x 3.45m) Integrated oven and hob, gas central heating boiler and access to loft space.  
 Bedroom 1 11' 3" x 13' 1" (3.43m x 3.98m)  
 Bedroom 2 11' 2" x 9' 5" (3.40m x 2.87m)  
 Bathroom 7' 10" x 6' 10" (2.39m x 2.08m) white suite with shower over.  
 Outside There is a brick built storage shed plus further storage and bin store. A pathway leads to a private enclosed well established rear garden with borders, lawn and decked area. Communal parking is available in the cul-de-sac.  
 Tenure and Outgoings The property is managed by Taunton Deane Borough Council. 125 year lease with 96 years remaining. Service charge at £80.23 per annum including ground rent.



TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.6 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.  
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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.

