



43 Trinity Road, Taunton, TA1 3JJ  
£159,750

**GIBBINS RICHARDS**   
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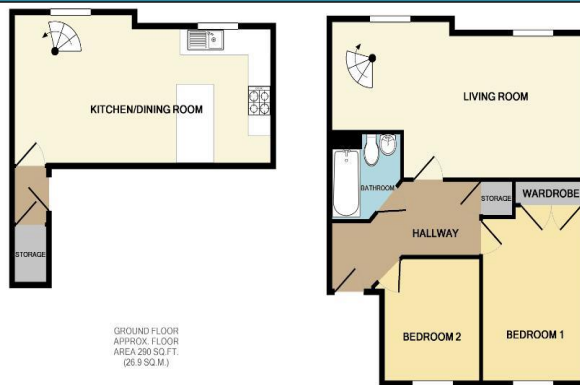
Spacious 2 double bedroom maisonette arranged on ground and first floor and including a carport and driveway. Convenient and highly regarded location. Town centre 0.5 miles. Energy rating : D-61

**THE PROPERTY**

This stylish gas centrally heated 2 floor maisonette offers genuinely spacious accommodation, perfect for first time buyers, a professional couple or an investor (management charges only £40 per month). The property benefits from an integral carport from which there is direct access into the ground floor accommodation. Trinity Road is located in an established and highly regarded residential area approximately half a mile from the town centre.

VERY SPACIOUS MAISONETTE  
 GROUND AND FIRST FLOOR ACCOMMODATION  
 CAR PORT AND ADDITIONAL DRIVEWAY  
 GAS CENTRAL HEATING  
 PERFECT FOR FIRST TIME BUYERS OR INVESTORS  
 RESIDENTS GARDEN TO REAR  
 HIGHLY REGARDED LOCATION  
 ONLY HALF A MILE FROM TOWN CENTRE

Communal Entrance	Communal entrance door.
Hallway	Stairs to first floor. Maisonette front entrance door into:
Entrance Hall	Built-in shelved airing cupboard.
Bedroom 1	13' 8" x 9' 7" (4.16m x 2.92m) Dual aspect room, double built-in wardrobes.
Bedroom 2	9' 9" x 8' 8" (2.97m x 2.64m)
Bathroom	White suite with shower over bath.
Living Room	19' 8" x 11' 4" (5.99m x 3.45m) Dual aspect room and spiral stairs down to:
Kitchen/Dining Room	23' 0" x 11' 9" (7.01m x 3.58m) reducing to 10' 8" (3.25m) Fitted gas hob with extractor hood over, electric oven, Worcester gas fired combination boiler. Store cupboard and door to carport. Driveway leading to the CARPORT. Residents fully enclosed grass square immediately behind the property.
Hallway	
Outside	
Tenure	Leasehold with the original lease term 125 years from 01.01.1995. Ground rent £25 per annum. Management charges £50.00 per month.



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 230 SQ.FT.  
 (21.8 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 558 SQ.FT.  
 (51.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 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.

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.



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