



GIBBINS RICHARDS 

Flat 10, Vivary Gate Upper High Street, Taunton TA1 3PX

£190,000

GIBBINS RICHARDS   
Making home moves happen

A beautifully presented, newly decorated and ideally located two-bedroom ground floor apartment in a period block adjacent to Vivary Park and close to Taunton town centre. This property features a large, well maintained, south facing garden with direct access to the park.

Tenure: Leasehold / Energy Rating: D-57 / Council Tax Band: C

Vivary Gate is a converted building located at the top of Taunton High Street, adjacent to the famous wrought iron gates leading to Vivary Park, one of the town's most beautiful assets. The block is divided into several flats, and this ground-floor, two-bedroom property is situated at the rear of the building. A communal entrance door leads to a shared lobby, where the private door to the flat is found. Inside, there is a small entrance hall leading onto a large, light and airy sitting room with high ceilings and French door leading onto a lovely, south-facing, and beautifully enclosed shared garden with a gate leading directly to Vivary Park. The flat also features two double bedrooms, an en-suite cloakroom, a separate shower room and a kitchen that leads to a beautiful conservatory area with door opening to the garden. The property also benefits from a small private patio area attributed to this flat, which opens onto the shared area. The flat's prime location, adjacent to the park and a stone's throw from the town centre's shops and amenities, cannot be overstated. An internal viewing is highly recommended at the earliest opportunity.

BEAUTIFUL TWO DOUBLE BEDROOMED APARTMENT  
GROUND FLOOR  
TWO BEDROOMS, ONE EN-SUITE, ADDITIONAL SHOWER ROOM  
FANTASTIC SITTING ROOM WITH FULL HEIGHT WINDOWS  
KITCHEN AND CONSERVATORY  
SUPER COMMUNAL GARDENS LEADING DIRECTLY TO VIVARY PARK  
CLOSE TO TOWN CENTRE  
INTERNAL VIEWING HIGHLY RECOMMENDED  
HEATING & HOT WATER COSTS INCLUDED IN SERVICE CHARGE  
LEASE IS IN THE PROCESS OF BEING EXTENDED TO 999 YEARS



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲

Communal Entrance Door

Private door to flat

Entrance Hall With cupboard.

Sitting Room 15' 0" x 14' 3" (4.57m x 4.34m) Full height windows. French door leading directly to south facing private patio with access to large communal garden. A range of built-in cupboards and shelves.

Kitchen 12' 0" x 6' 4" (3.65m x 1.93m)

Conservatory 9' 5" x 7' 8" (2.87m x 2.34m) Double glazed. Door out to the private patio and communal garden.

Bedroom 1 14' 4" x 10' 3" (4.37m x 3.12m) Full height window to the rear with garden views. En-suite wash hand basin and WC

En-suite Wash hand basin and WC.

Bedroom 2 9' 8" x 9' 3" (2.94m x 2.82m) max. Built-in wardrobe.

Shower Room 6' 6" x 5' 9" (1.98m x 1.75m) Walk-in double shower cubicle, wash hand basin and WC.

Outside A small private patio offering direct access to a beautifully maintained, south-facing communal garden.

Tenure and Outgoings The property enjoys the advantages of a share of freehold and a lease, which, we have been informed, is in the process of being renewed to 999 years. The service charge is £3,957.46 per annum and this includes the heating and hot water. There is no ground rent as there is a share of the freehold.



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

**50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828**  
**Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)**