



9 South Gate, South Street, Taunton, TA1 3FE

£120,000





Conveniently located within a few minutes' walk of the town centre is this good sized 1 bedroomed second floor apartment with allocated parking. An ideal investment or first time buy. No onward chain.



Features

- Entrance Hall
- Open Plan Kitchen / Living Room
- Double Bedroom
- Bathroom
- Communal garden, bike store and drying area
- Gas central heating
- Double glazing
- Lease term 125 years from 2007, 108 remaining
- Management Company: First Port
- Current service charge £1,094.25 pa
- Current ground rent £125 pa
- Council tax band B
- What3words:///simply.united.earth

GROUND FLOOR
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.9 sq.m.) approx.
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 misstatement. 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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Energy Efficiency Rating	
Energy Efficiency Rating	Energy Efficiency Rating
100-125 kWh/m ² /year (A)	100-125 kWh/m ² /year (A)
81-100 kWh/m ² /year (B)	81-100 kWh/m ² /year (B)
61-80 kWh/m ² /year (C)	61-80 kWh/m ² /year (C)
41-60 kWh/m ² /year (D)	41-60 kWh/m ² /year (D)
21-40 kWh/m ² /year (E)	21-40 kWh/m ² /year (E)
1-20 kWh/m ² /year (F)	1-20 kWh/m ² /year (F)
0-20 kWh/m ² /year (G)	0-20 kWh/m ² /year (G)

Viewing strictly through the selling agents:

Robert Cooney

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.