



GIBBINS RICHARDS ▲

12 Bowmont Grove, Taunton TA1 2RF

£199,950

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Making home moves happen

A recently upgraded two bedroomed semi detached house, presented to the market with no onward chain and with a larger than average garden, in this popular cul-de-sac to the south east of Taunton town centre.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

The property is offered to the market with no onward chain, having recently been let for a number of years. It has been re-decorated throughout and it now presents itself as a beautiful opportunity for first time buyers or rental investors alike. There is an entrance porch which leads to a sitting room with dining area and stairs to the first floor. To the rear of the property there is a fitted kitchen with a door to the rear garden. On the first floor are two double bedrooms, one with built-in wardrobes, and a central bathroom. The house has double glazing, gas central heating and a larger than average rear garden. There are two parking spaces to the front and the house is situated towards the end of a quiet cul-de-sac on the popular Blackbrook development. An early viewing is highly recommended.

TWO BEDROOMED SEMI DETACHED HOME
RECENTLY REFRESHED THROUGHOUT
AVAILABLE WITH NO ONWARD CHAIN
SITTING ROOM
MODERN KITCHEN
LARGER THAN AVERAGE REAR GARDEN
TWO PARKING SPACES
QUIET CUL-DE-SAC POSITION
GAS CENTRAL HEATING
DOUBLE GLAZING





Entrance Porch

Sitting Room 15' 5" x 11' 10" (4.70m x 3.60m)

Kitchen 11' 6" x 7' 2" (3.50m x 2.18m) Plus door recess. Under stairs cupboard.

First Floor Landing

Bedroom 1 10' 1" x 9' 8" (3.07m x 2.94m)
Built-in wardrobes to one wall.

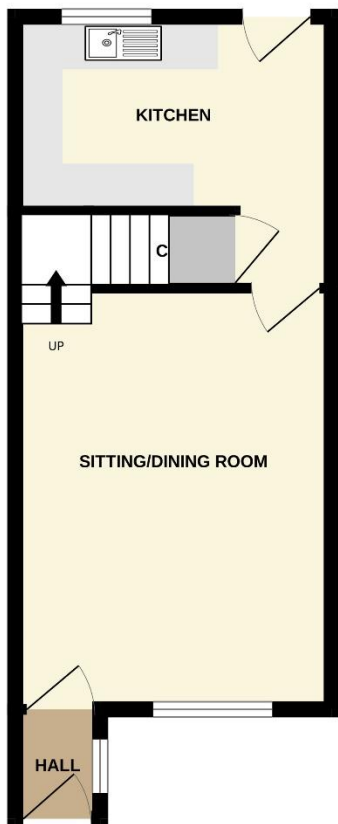
Bedroom 2 11' 7" x 7' 4" (3.53m x 2.23m)

Bathroom 8' 8" x 5' 2" (2.64m x 1.57m)

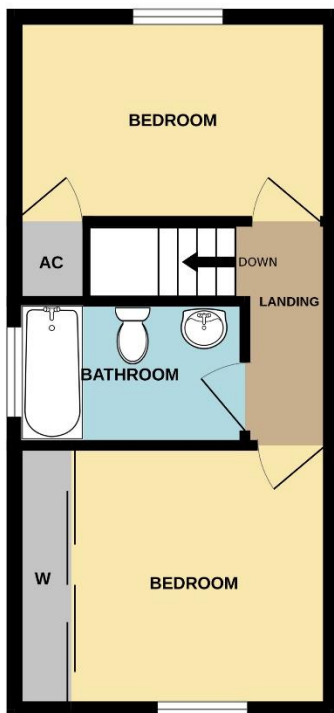
Outside
Parking for two cars to the front of the property. A larger than average enclosed rear garden with side access.



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 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 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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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.



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