



GIBBINS RICHARDS 

221 Eastwick Road, Taunton TA2 7HQ

£225,000

GIBBINS RICHARDS 
Making home moves happen

A fabulous mid-terrace three bedroomed property in a popular part of Priorswood, offered to the market with two parking spaces and a beautiful rear garden.

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

The property is accessed via the two off street parking spaces to the front into an entrance porch and entrance hall. The entrance hall gives access into the sitting room which has a feature gas fire and in through to the fabulous open plan kitchen/diner across the rear. The modern fitted kitchen gives way to a good sized dining area with double doors leading out to the enclosed rear garden. On the first floor are three bedrooms, as well as a family bathroom. To the rear is an enclosed rear garden in three parts, patio, lawn and a raised decked area to the very end and also a block built store shed. The property is offered to the market in excellent condition throughout with gas central heating and double glazing. An early viewing is thoroughly recommended.

BEAUTIFUL THREE BEDROOMED TERRACE HOME
TWO RECEPTION ROOMS
LOVELY ENCLOSED REAR GARDEN
TWO OFF STREET PARKING SPACES
CLOSE TO LOCAL AMENITIES
MOTIVATED SELLERS
VIEWING HIGHLY RECOMMENDED
GAS CENTRAL HEATING
DOUBLE GLAZING



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Entrance Hall	Stairs to first floor.
Sitting Room	13' 0" x 11' 8" (3.96m x 3.55m)
Kitchen/Diner	17' 11" x 9' 10" (5.46m x 2.99m)
First Floor Landing	Access to loft space.
Bathroom	7' 9" x 5' 7" (2.36m x 1.70m)
Bedroom 2	11' 10" x 9' 4" (3.60m x 2.84m)
Bedroom 1	13' 1" x 10' 11" (3.98m x 3.32m)
Bedroom 3	9' 7" x 8' 8" (2.92m x 2.64m)
Outside	The front of the property has two off street parking spaces. The enclosed rear garden is in three parts with a patio to the immediate rear with seating area, a central lawned area and a raised decked area to the end, again with seating and some shrubs and planted beds. There is also a block built store shed.



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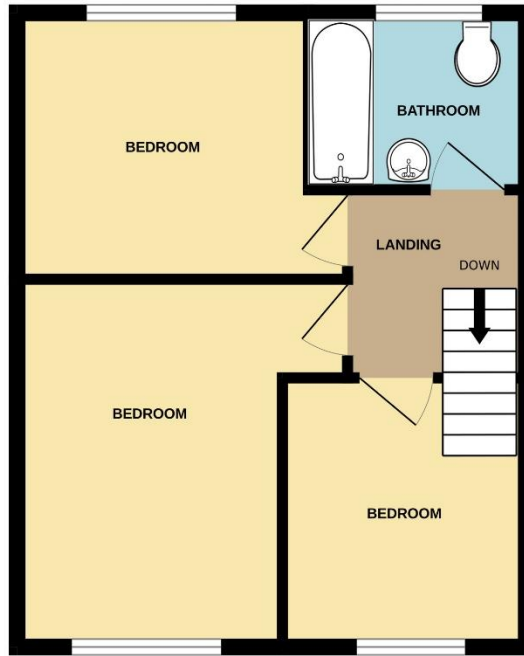
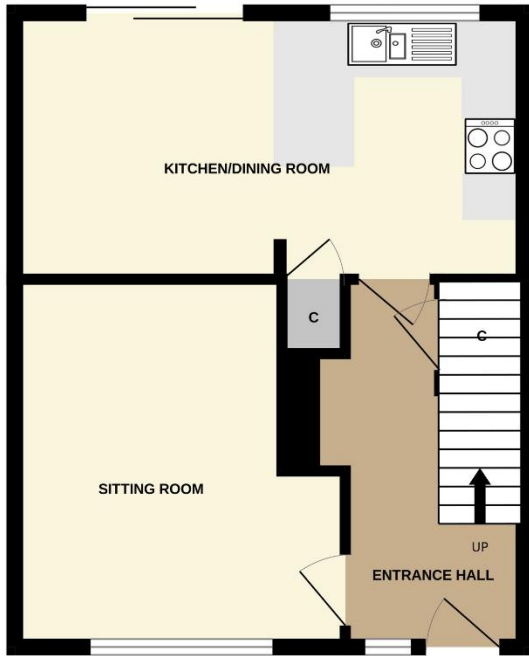
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GROUND FLOOR

1ST 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.
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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.

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