



GIBBINS RICHARDS 

27 Scaffell Close, Taunton TA1 4LG

£329,950

GIBBINS RICHARDS 
Making home moves happen

INTERNAL VIEWING STRONGLY ADVISED! A very well presented semi detached home located in a cul-de-sac position within a sought after area. Accommodation in brief includes; hall, light and airy living/dining room, modern kitchen, conservatory, utility and WC. Three first floor bedrooms and a re-fitted shower room. Ample off road parking and private rear garden.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

Scaffell Close is in a cul-de sac off Claremont Drive located in the sought after area of Galmington which boasts a good range of amenities including nearby shopping parade, popular primary school, take away, pub etc. Secondary school education can be found at Castle School whilst Musgrove Park Hospital is within reach. Taunton town centre is just over 1 mile distant.

WELL PRESENTED ACCOMMODATION
LIGHT AND AIRY LIVING/DINING ROOM
3 BEDROOMS
RE-FITTED SHOWER ROOM
CONVERTED GARAGE
CONSERVATORY
UTILITY AND WC
PRIVATE REAR GARDEN
AMPLE OFF ROAD PARKING
GAS CENTRAL HEATING





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Entrance Hall	Attractive Oak flooring. Cloaks cupboard containing a recently installed Vaillant gas fired central heating boiler. Stairs to first floor.
Sitting/ Dining Room	18' 5" x 13' 5" (5.61m x 4.09m) Living flame gas fire.
Kitchen	13' 5" x 9' 2" (4.09m x 2.79m) Attractively fitted with a built-in double oven and gas hob and extractor hood. Tiled flooring.
Conservatory	14' 10" x 9' 10" (4.52m x 2.99m) Doors to rear garden.
Utility Room/ Office	12' 10" x 8' 10" (3.91m x 2.69m) Door to wc and useful storage area (former garage).
First Floor Landing	Airing/linen cupboard. Loft access via pull down ladder to partially boarded loft space.
Bedroom 1	13' 5" x 10' 8" (4.09m x 3.25m) (including depth of wardrobes) Triple wardrobe unit with shelving and hanging space.
Bedroom 2	13' 5" x 9' 8" (4.09m x 2.94m)
Bedroom 3	7' 5" x 6' 8" (2.26m x 2.03m)
Shower Room	7' 5" x 6' 5" (2.26m x 1.95m) Large shower enclosure with mixer and drop rain head shower attachments. Ladder radiator.
Outside	Open plan mainly lawned front garden with long side driveway allowing parking for up to 3 cars. The rear garden contains a good degree of privacy and has been landscaped with ornamental gravelled sections, lawn area, semi covered lean-to/veranda with glass roof, various bordering shrubs and plants and recessed store.



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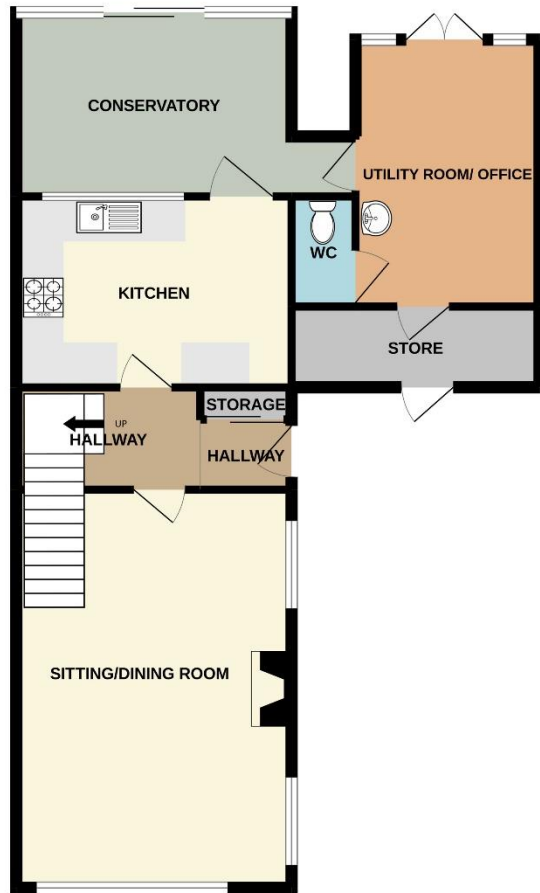


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GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 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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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 £20 + VAT (£24) 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 Web: www.gibbinsrichards.co.uk