



GIBBINS RICHARDS

9 Angela Close, Taunton TA1 4SB

£425,000

GIBBINS RICHARDS 

Making home moves happen

A detached chalet style property located in a quiet cul-de-sac in the sought after Parkfield area of Taunton. The accommodation is immaculately presented and consists of; entrance hall, sitting room, kitchen/breakfast room, dining room extension, two ground floor bedrooms and cloakroom. To the first floor is two double bedrooms and a family bathroom. Externally the property benefits from a driveway, single garage and a private rear garden. AVAILABLE WITH NO ONWARD CHAIN.

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

There are local amenities close to hand as the property is within easy access to the renowned Parkfield primary school, Castle secondary school and Queens College, together with Musgrove Park Hospital and a large supermarket. The town centre is within easy access/walking distance and contains a wide and comprehensive range of shopping, leisure and cultural facilities. The accommodation is warmed by gas central heating and is complete with double glazing.

DETACHED PROPERTY
FOUR BEDROOMS
TWO RECEPTION ROOMS
KITCHEN/BREAKFAST ROOM
CLOAKROOM
SINGLE GARAGE AND DRIVEWAY
PRIVATE REAR GARDEN
QUIET CUL-DE-SAC POSITION
CLOSE TO AMENITIES
NO ONWARD CHAIN





GIBBINS RICHARDS

Entrance Hall	7' 0" x 4' 0" (2.13m x 1.22m)
Sitting Room	17' 0" x 14' 0" (5.18m x 4.26m) Working open fire. Under stairs storage cupboard.
Kitchen/Breakfast Room	18' 0" x 7' 0" (5.48m x 2.13m) Larder cupboard.
Rear Lobby	4' 0" x 3' 0" (1.22m x 0.91m)
Dining Room Extension	14' 0" (narrowing to 11') x 11' 11" (narrowing to 7') (4.26m x 3.63m)
Bedroom 3	10' 0" x 9' 11" (3.05m x 3.02m) Built-in wardrobes.
Bedroom 4	9' 10" x 7' 11" (2.99m x 2.41m) Built-in wardrobes.
Cloakroom	5' 0" x 2' 11" (1.52m x 0.89m)
First Floor Landing	5' 0" x 2' 0" (1.52m x 0.61m) Cupboard housing the boiler.
Bedroom 1	16' 0" (narrowing to 10') x 15' 0" (4.87m x 4.57m) Two wardrobes. Sink and airing cupboard.
Bedroom 2	14' 0" x 9' 11" (narrowing to 7') (4.26m x 3.02m)
Bathroom	7' 11" x 5' 0" (2.41m x 1.52m)
Outside	Single garage 16' 0" x 7' 0" (4.87m x 2.13m), driveway and private rear garden.



GIBBINS RICHARDS



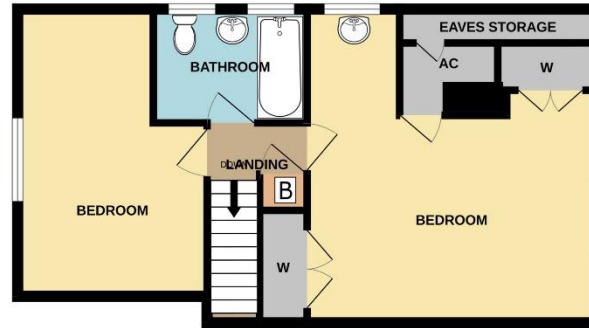
GIBBINS RICHARDS



GIBBINS RICHARDS

GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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.
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 Web: www.gibbinsrichards.co.uk