



GIBBINS RICHARDS 

5 Pool Close, Taunton TA1 3GE

Fixed £299,950

GIBBINS RICHARDS   
Making home moves happen

A three bed detached home located in the popular Killams development on the southern outskirts of Taunton. The accommodation is immaculately presented and consists: entrance hall, open plan kitchen/sitting/dining room, cloakroom, three bedrooms and a family bathroom. Externally the property benefits from a single garage, driveway and landscaped rear garden.

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

This detached property was built in 2019 by Summerfield Homes and still has the remainder of the NHBC warranty. Local facilities are close to hand whilst the property is within walking distance of Richard Huish College and Bishop Fox's secondary school. The town centre is just over 1 mile distant and boasts a wide and comprehensive range of facilities.

DETACHED HOME  
THREE BEDROOMS  
GROUND FLOOR CLOAKROOM  
OPEN PLAN KITCHEN/SITTING/DINING ROOM  
LANDSCAPED REAR GARDEN  
GARAGE AND DRIVEWAY  
GAS CENTRAL HEATING  
BUILT IN 2019  
POPULAR DEVELOPMENT  
FINISHED TO A HIGH STANDARD





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Hallway	8' 1" x 4' 7" (2.46m x 1.40m)
Cloakroom	6' 2" x 3' 4" (1.88m x 1.02m) Under stairs storage cupboard.
Open Plan Kitchen/Sitting/Dining Room	Sitting/Dining Room 20' 6" x 12' 4" (6.24m x 3.76m) Kitchen area 9' 4" x 8' 2" (2.84m x 2.49m) with built-in appliances.
First Floor Landing	Access to loft space.
Bedroom 1	10' 3" x 8' 5" (3.12m x 2.56m) Built-in wardrobes.
Bedroom 2	9' 5" x 9' 4" (2.87m x 2.84m)
Bedroom 3	9' 8" x 9' 1" (2.94m x 2.77m) Built-in wardrobes.
Bathroom	7' 2" x 6' 8" (2.18m x 2.03m) Airing cupboard containing the combination boiler.
Outside	To the front of the property is a driveway leading to a single garage 20' 0" x 10' 2" (6.09m x 3.10m). Fully landscaped rear garden laid to patio and lawn.



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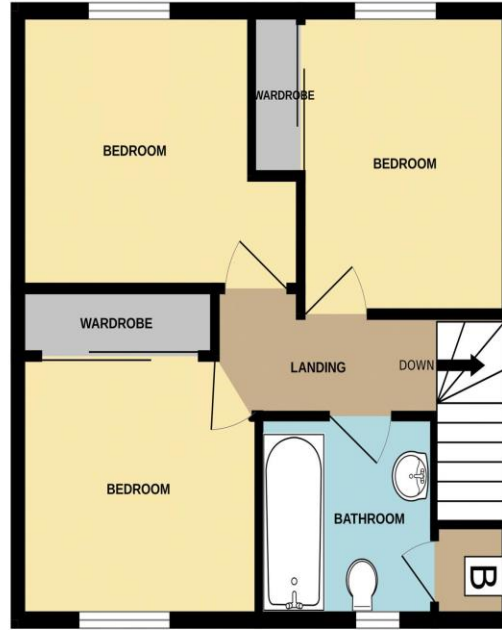
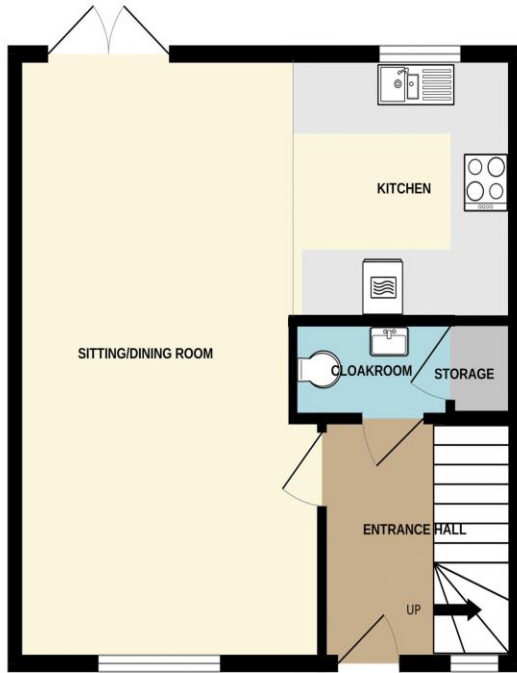
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GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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.  
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