



GIBBINS RICHARDS 

37 Milton Road, Taunton TA1 2JF

£225,000

GIBBINS RICHARDS 
Making home moves happen

A spacious three bedroom semi-detached home providing two receptions, large sun room, generous gardens and off road parking. NO ONWARD CHAIN. Energy rating: D-64

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

This semi-detached ex-local authority home is located on the south side of the town within walking distance of local shopping facilities as well as a nearby pub and primary school. A frequent bus service operates close by into the town centre itself whilst the M5 motorway at junction 25 and the intercity railway station are both easily accessible.

TWO RECEPTION ROOMS
THREE BEDROOMS
OFF ROAD PARKING
GENEROUS GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZED WINDOWS
NO ONWARD CHAIN

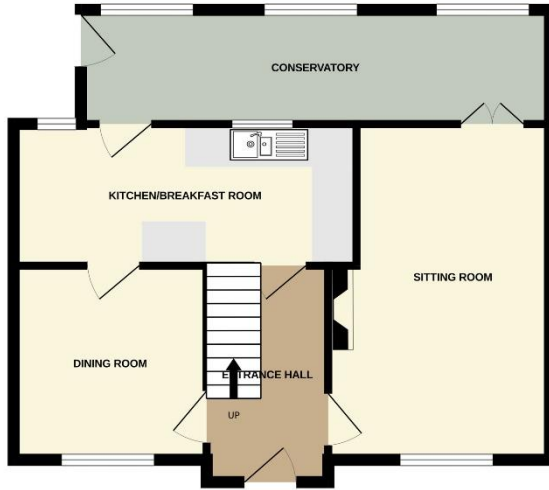




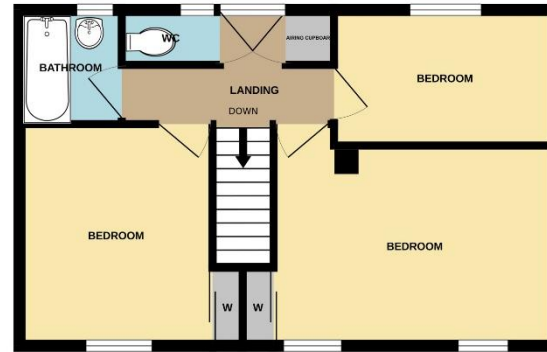
Entrance Hall	Stairs to first floor.
Sitting Room	16' 5" x 10' 10" (5.00m x 3.30m)
Dining Room	9' 6" x 9' 5" reducing to 6' 11" (2.89m x 2.87m)
Sun Room	22' 10" x 5' 7" (6.95m x 1.70m)
First Floor Landing	Access to loft space.
Bedroom 1	13' 9" x 10' 10" (4.19m x 3.30m)
Bedroom 2	10' 10" x 9' 5" (3.30m x 2.87m)
Bedroom 3	10' 10" x 7' 3" (3.30m x 2.21m)
Bathroom	5' 7" x 5' 0" (1.70m x 1.52m)
Separate WC	
Outside	To the front of the property there is a long front garden and driveway providing off road parking for at least two vehicles. Side access leads through to the rear garden, which includes a level lawn, sun patio and brick built shed.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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 ©2023



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.