



GIBBINS RICHARDS 

7 Barrow Drive, Taunton TA1 2UU

£225,000

GIBBINS RICHARDS 
Making home moves happen

A three bed terrace home located in a quiet cul-de-sac. The accommodation is well presented and consists of; entrance porch, hallway, sitting/dining room, kitchen, three first floor bedrooms and a family bathroom. Externally the property benefits from a hard landscaped garden with rear pedestrian gate and driveway for two vehicles.

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

Barrow Drive is a pleasant tucked away cul-de-sac on the eastern outskirts of Taunton, only two miles from the town centre and close to Hankridge Farm retail park and the M5 motorway at junction 25. The well presented accommodation is warmed by gas central heating and is fitted with double glazing. The property is being sold with tenant in situ, with a rental potential of £925.00 per calendar month.

TERRACE HOME
THREE BEDROOMS
ENCLOSED REAR GARDEN
PARKING FOR TWO VEHICLES
GAS CENTRAL HEATING
CLOSE TO AMENITIES
WELL PRESENTED ACCOMMODATION
NO ONWARD CHAIN





Hallway

Sitting Room 13' 11" x 12' 2" (4.24m x 3.71m)

Dining Room 9' 4" x 7' 9" (2.84m x 2.36m)

Kitchen 9' 6" x 7' 3" (2.89m x 2.21m)

First Floor Landing Access via ladder to boarded roof space with light and power. The roof space houses the gas fired combination boiler.

Bedroom 1 12' 10" x 8' 10" (3.91m x 2.69m)

Bedroom 2 10' 1" x 8' 10" (3.07m x 2.69m)

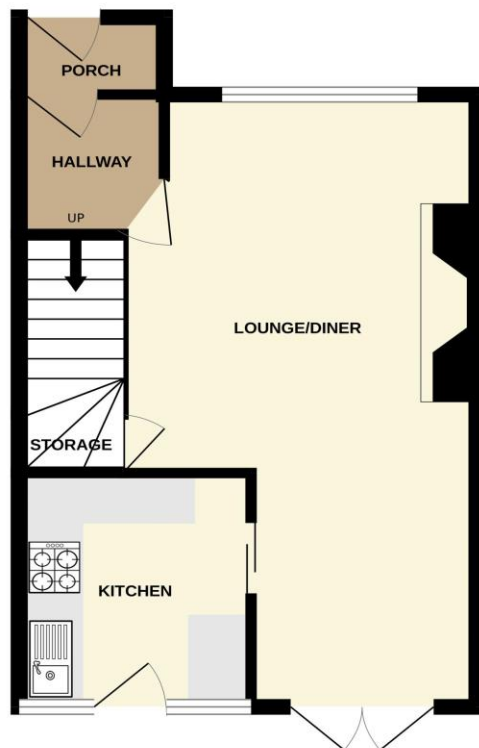
Bedroom 3 6' 11" x 6' 5" (2.11m x 1.95m)

Bathroom

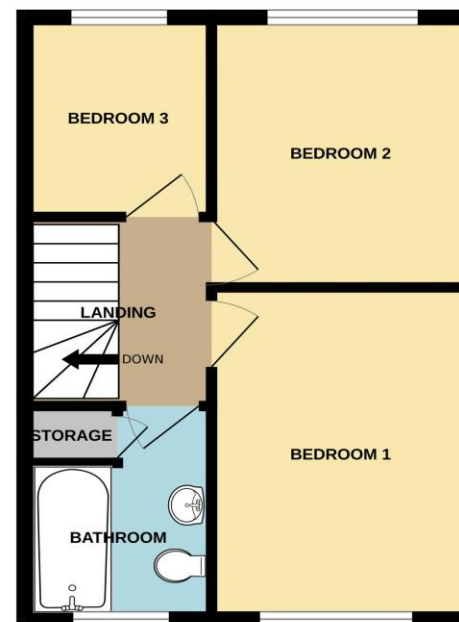
Outside To the front of the property is a brick paviour driveway providing off road parking for at least two vehicles. The rear garden is approximately 35' in length and is fully enclosed by timber fencing with a rear pedestrian access gate.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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 £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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