



GIBBINS RICHARDS   
Making home moves happen

6 Hoveland Drive, Taunton TA1 4TE

£385,000

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This three bed detached bungalow is located in Hovelands, a sought after residential area to the south of Taunton. The well presented accommodation consists of; entrance porch, hallway, sitting room, kitchen/diner, three bedrooms, shower room and sun room extension. Externally the property benefits from ample off road parking, single garage, workshop and corner plot tiered gardens. AVAILABLE WITH NO ONWARD CHAIN.

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

The property is situated in the highly favoured area known as Hovelands, which is less than a mile distant from Taunton town centre. There are local shopping facilities within Comeytrowe centre which includes a medical and community centre. There are also excellent schools close by to include Queens College, Parkfield primary and Castle secondary. The accommodation is warmed by gas central heating and is complete with double glazing throughout.

DETACHED BUNGALOW  
THREE BEDROOMS  
SUN ROOM EXTENSION  
TEIRED CORNER PLOT GARDENS  
AMPLE OFF ROAD PARKING  
CLOSE TO AMENITIES  
WELL PRESENTED ACCOMMODATION  
SPACIOUS KITCHEN/DINER  
NO ONWARD CHAIN







Entrance Porch	8' 10" x 5' 0" (2.69m x 1.52m)
Hallway	Access to loft space via pull down ladder and is partially boarded with a light.
Sitting Room	16' 0" x 11' 0" (4.87m x 3.35m) Doors opening to the rear garden.
Kitchen/Diner	14' 11" x 11' 0" (4.54m x 3.35m) Housing the boiler. Integral cooker, hob and extractor fan. Cupboard containing the hot water tank.
Bedroom 1	12' 0" x 10' 11" (3.65m x 3.32m) Built-in wardrobes.
Bedroom 2	9' 0" x 8' 10" (2.74m x 2.69m) Built-in wardrobes.
Bedroom 3	10' 11" x 7' 0" (3.32m x 2.13m) Built-in cupboard.
Shower Room	8' 11" x 5' 0" (2.72m x 1.52m) Heated towel rail.
Sun Room	25' 0" x 8' 0" (7.61m x 2.44m)
Outside	17' 0" x 8' 0" (5.18m x 2.44m) To the front of the property is ample off road parking and single garage 16' 0" x 8' 0" (4.87m x 2.44m) and a workshop 17' 0" x 8' 0" (5.18m x 2.44m). To the rear is enclosed corner plot tiered gardens





GROUND FLOOR  
1416 sq.ft. (131.6 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.6 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.

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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.



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