



GIBBINS RICHARDS 

4 Bluebell Close, Taunton TA1 3XQ

£315,000

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Making home moves happen

An extended four bed detached home situated in Dowsland, a popular residential area on the south eastern outskirts of Taunton. The spacious accommodation consists of; entrance hall, cloakroom, kitchen/dining room, sitting room, study, four first floor bedrooms and a family bathroom. Externally the property benefits from a driveway, single garage and an enclosed west facing rear garden. NO ONWARD CHAIN.

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

Bluebell Close is a cul-de-sac on the south eastern outskirts of Taunton, therefore allowing easy access to Bishop Foxs secondary school, Richard Huish College, a nearby shopping parade, whilst the town centre is only 1.5 miles distant. The property has been extended on the ground floor, creating a useful extra reception room/study. The M5 motorway at junction 25 and the intercity railway station are both easily accessible.

DETACHED HOME  
FOUR BEDROOMS  
KITCHEN/DINING ROOM  
STUDY EXTENSION  
GROUND FLOOR CLOAKROOM  
SINGLE GARAGE  
DRIVEWAY  
WEST FACING REAR GARDEN  
GAS CENTRAL HEATING  
NO ONWARD CHAIN





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Entrance Hall	14' 7" x 6' 3" (4.45m x 1.91m) Stairs to first floor. Under stairs storage cupboard. Door to:
Cloakroom	3' 10" x 6' 3" (1.18m x 1.91m)
Sitting Room	18' 4" x 13' 10" (5.60m x 4.22m) Bay window.
Kitchen/Dining Room	18' 4" x 9' 9" (5.60m x 2.96m)
Hall	15' 7" x 3' 10" (4.74m x 1.16m) Containing the gas fired boiler. Door opening to the rear garden.
Study	11' 1" x 7' 7" (3.39m x 2.32m)
First Floor Landing	Access to loft space.
Bedroom 1	11' 2" x 10' 8" (3.41m x 3.25m)
Bedroom 2	11' 3" x 9' 9" (3.43m x 2.96m)
Bedroom 3	11' 2" x 7' 4" (3.41m x 2.23m) Airing cupboard.
Bedroom 4	9' 9" x 6' 9" (2.96m x 2.05m)
Family Bathroom	6' 3" x 5' 8" (1.91m x 1.72m)
Outside	To the front of the property is a lawned open plan garden with a driveway leading to the garage 15' 7" x 8' 4" (4.74m x 2.55m). The west facing rear garden is enclosed by wooden fencing and contains a lawn and patio area.



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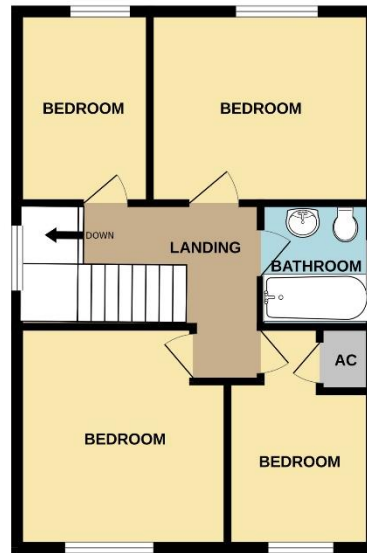


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GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) 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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