



GIBBINS RICHARDS 

Gradunvia, Church Road, Churchinford, Taunton TA3 7QY

£325,000

GIBBINS RICHARDS   
Making home moves happen



A period style house built-in 1986 and comprises; large reception room, kitchen/breakfast room, utility room, ground floor cloakroom, three good size bedrooms with a shower room. Externally the property offers good size gardens and is located in the highly sought after village of Churchinford. NO ONWARD CHAIN.

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

Churchinford is a delightful village located on the Blackdown Hills, which is an area of outstanding natural beauty. The county town of Taunton is approximately 8 miles distant and the bustling town of Honiton, across the Devon border is of equal distant. There are local facilities within the village including a pub, community stores, pre-school and village hall. Primary school in nearby Churchstanton.

HIGHLY SOUGHT AFTER VILLAGE LOCATION  
LARGE RECEPTION ROOM  
KITCHEN/BREAKFAST ROOM  
THREE GOOD SIZE BEDROOMS  
GOOD SIZE GARDENS  
BEAUTIFUL SURROUNDING COUNTRYSIDE  
APPROX 8 MILES FROM TAUNTON AND HONITON  
NO ONWARD CHAIN







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Entrance Porch

Hallway

Stairs to first floor.

Sitting Room

17' 4" x 12' 10" (5.28m x 3.91m) Double glazed windows to front and rear. Fireplace.

Kitchen/  
Breakfast Room

12' 3" x 17' 4" (3.73m x 5.28m) A range of base and wall mounted cupboards. Double glazed window to front and side. Rayburn cooker. Space for gas cooker, fridge/freezer and dishwasher. Under stairs storage cupboard.

Utility Room

8' 8" x 8' 4" (2.64m x 2.54m) Double glazed window to both sides. Space for washing machine and tumble dryer.

Rear Lobby

Containing cloakroom. Double glazed window and door to the rear garden.

First Floor  
Landing

Airing cupboard.

Shower Room

Double glazed window to side. Double shower cubicle, low level wc and pedestal wash hand basin.

Bedroom 1

12' 10" x 9' 4" (3.91m x 2.84m) Door to over stairs storage cupboard.

Bedroom 2

11' 11" x 9' 4" (3.63m x 2.84m) Double glazed window to front. Built-in storage cupboard.

Bedroom 3

9' 8" x 7' 7" (2.94m x 2.31m) Double glazed window to rear.

Outside

To the front of the property is a garden enclosed by low level boundary wall and footpath to the entrance porch. Side access to rear garden, which comprises; raised flower borders, greenhouse, storage shed and is bordered by low level wall.



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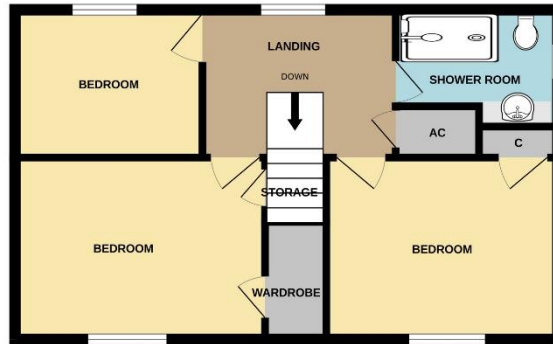
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GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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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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