



GIBBINS RICHARDS 

2 Cheddon Close, Cheddon Fitzpaine, Taunton TA2 8GE

£309,950

GIBBINS RICHARDS 
Making home moves happen

A delightful and well-presented end of terrace home offering spacious accommodation comprising of; entrance hall, cloakroom, kitchen, sitting/dining room, three first floor bedrooms, the master having an en-suite shower room and a further family bathroom. In addition, there is a partially converted garage offering an occasional bedroom or study, plus a large storage shed in the low maintenance rear garden. There is also off-road parking and a driveway.

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

The property is located in Cheddon Fitzpaine which has good access to local primary and secondary schools and is just approximately a 10 minute from Taunton's town centre. It has a pleasing outlook over allotments. For the commuters, the M5 motorway at junction 25 is easily accessible, along with the mainline intercity railway station.

WELL PRESENTED FAMILY HOME
THREE BEDROOMS
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
OFF ROAD PARKING
GARAGE (PARTIALLY CONVERTED INTO OFFICE/OCCASIONAL BEDROOM)
ENCLOSED LOW MAINTENANCE GARDEN
DOUBLE GLAZING
GAS CENTRAL HEATING
LOCAL AMENITIES ARE EASILY ACCESSIBLE
SOLAR PANELS
HOT TUB AVAILABLE BY SEPARATE NEGOTIATION





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Entrance via composite door into;
 Hallway Stairs to first floor.
 Cloakroom Double glazed window to front. Low level wc and corner wash hand basin.
 Kitchen 12' 2" x 8' 3" (3.71m x 2.51m) Double glazed window to front. Built-in oven, hob, hood, fridge freezer, washing machine and dishwasher.
 Sitting/
 Dining Room 17' 8" x 15' 0" (5.38m x 4.57m) Double glazed French door to rear with double glazed windows along side. Wood effect flooring. Under stairs storage cupboard.
 First Floor
 Landing Over stairs storage cupboard.
 Bedroom 1 15' 2" x 8' 5" (4.62m x 2.56m) Double glazed window to rear. Door to;
 En-suite Comprising of low level wc, pedestal wash hand basin, shower cubicle and extractor fan.
 Bedroom 2 10' 2" x 8' 5" (3.10m x 2.56m) Double glazed window to front.
 Bedroom 3 12' 3" x 6' 2" (3.73m x 1.88m) Double glazed window to rear.
 Bathroom Double glazed window to front. Low level wc, pedestal wash hand basin, with shower over and extractor fan.
 Outside To the front of the property is a small garden enclosed by railings with gated access and pathway to the entrance door. The rear garden contains a patio area leading onto artificial lawn garden with wooden fencing, access to shed 15' 4" x 7' 9" (4.67m x 2.36m) and side access gate and personal door to the garage/office. Office/occasional bedroom 12' 3" x 9' 6" (3.73m x 2.89m) with double glazed door, light and power and further door to the remainder of the garage 10' 5" x 8' 0" (3.17m x 2.44m) with up and over door and access to loft storage space with further light and power.



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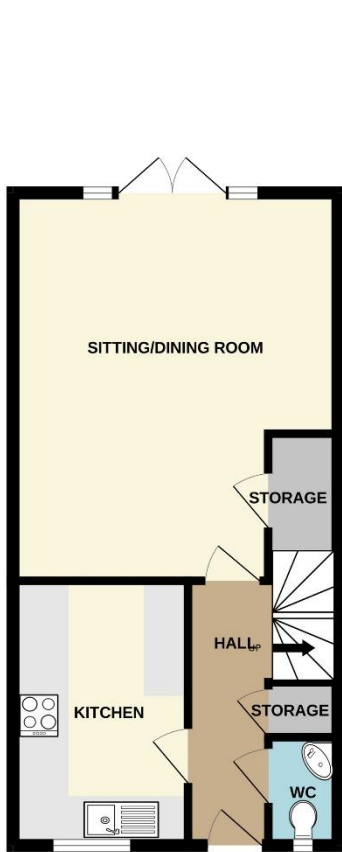


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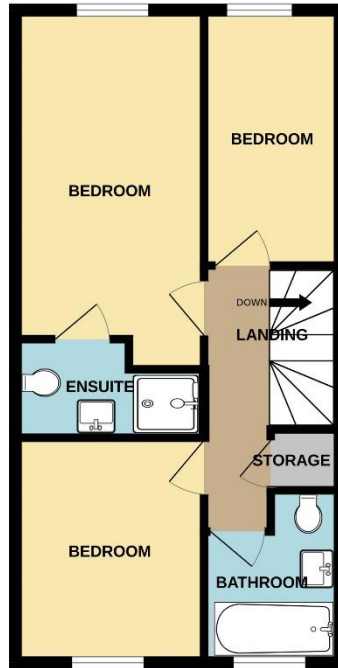


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GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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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