



GIBBINS RICHARDS 

48 Comeytrove Lane, Taunton TA1 5HY

£375,000

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Making home moves happen

An extended four bedroomed semi detached home located within the sought after residential area of Comeytrowe. The spacious accommodation consists of; entrance hall, cloakroom, breakfast room leading to the kitchen, sitting room and dining room. To the first floor there are four bedrooms with an en-suite shower room to the main bedroom and a separate bathroom. Externally the property benefits from driveway parking, private rear garden and a single garage leading to a large workshop.

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

This semi detached home is located on Comeytrowe Lane which is a highly favoured residential area on the south west side of Taunton. There are a range of facilities within easy reach including outstanding primary and secondary school education, Musgrove Park Hospital, shopping parade and a public house. The town centre itself is approximately one mile distant and boasts a wide and comprehensive range of shopping and leisure facilities. The M5 motorway at junction 25 and the mainline intercity railway station are easily accessible. The accommodation is warmed by gas central heating via a new boiler which was installed in 2020, the property was also re-wired in 2021.

SEMI DETACHED HOME
FOUR BEDROOMS
TWO RECEPTION ROOMS
CLOAKROOM
EN-SUITE SHOWER ROOM
DRIVEWAY, GARAGE AND WORKSHOP
PRIVATE REAR GARDEN
CLOSE TO AMENITIES
NEW BOILER INSTALLED IN 2020





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Entrance Porch	5' 0" x 3' 0" (1.52m x 0.91m)
Hallway	12' 0" x 4' 0" (3.65m x 1.22m) Under stairs storage cupboard.
Sitting Room	14' (narrowing to 9' 11") 0" x 19' 0" (narrowing to 10') (4.26m x 5.79m)
Dining Room	11' 0" x 10' 11" (3.35m x 3.32m) Doors opening to the garden.
Kitchen	11' 0" x 10' 0" (3.35m x 3.05m) Door into the workshop.
Breakfast Room	10' 0" x 10' 0" (3.05m x 3.05m) Storage cupboard. Door into the garage.
Cloakroom	6' 11" x 2' 0" (2.11m x 0.61m)
First Floor Landing	7' 0" x 4' 0" (2.13m x 1.22m) Access to boarded loft space via pull down ladder.
Bedroom 1	12' 0" x 10' 0" (3.65m x 3.05m)
En-suite	10' 0" x 3' 10" (3.05m x 1.17m)
Bedroom 2	13' 0" x 10' 0" (3.96m x 3.05m)
Bedroom 3	9' 10" x 8' 0" (2.99m x 2.44m)
Bedroom 4	6' 11" (narrowing to 4' 11") x 8' 0" (2.11m x 2.44m) Built-in wardrobes.
Bathroom	8' 0" x 7' 0" (2.44m x 2.13m) Airing cupboard containing the hot water tank.
Outside	11' 0" x 10' 0" (3.35m x 3.05m) To the front of the property is a driveway leading to the garage 16' 0" x 10' 0" (4.87m x 3.05m) with an electric door and leads to the workshop 11' 0" x 10' 0" (3.35m x 3.05m). The rear garden is enclosed and private.



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GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.7 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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