



9 Buckland Road, Taunton TA2 8EW

£215,000

GIBBINS RICHARDS   
Making home moves happen



A spacious three bed terrace home located in Priorswood, a residential area to the north of Taunton. The accommodation is well presented and consists of; entrance hall, sitting/dining room, kitchen, three first floor bedrooms and shower room. Externally the property benefits from a tiered hard landscaped rear garden with side access.

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

This spacious ex local authority home enjoys an elevated position with southerly views towards the Blackdown Hills. The property is conveniently placed being within easy walking distance of a shopping parade, whilst a regular bus service operates nearby into the town centre which is just under two miles distant. The accommodation has been updated by the current owners to include new shaker style Howdens kitchen and re-fitted shower room. The accommodation is warmed by gas central heating via a combination boiler and is complete with double glazing throughout.

TERRACE HOME  
THREE BEDROOMS  
RE-FITTED SHOWER ROOM  
NEWLY FITTED HOWDENS KITCHEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
HARD LANDSCAPED GARDEN  
ELEVATED POSITION  
CLOSE TO AMENITIES



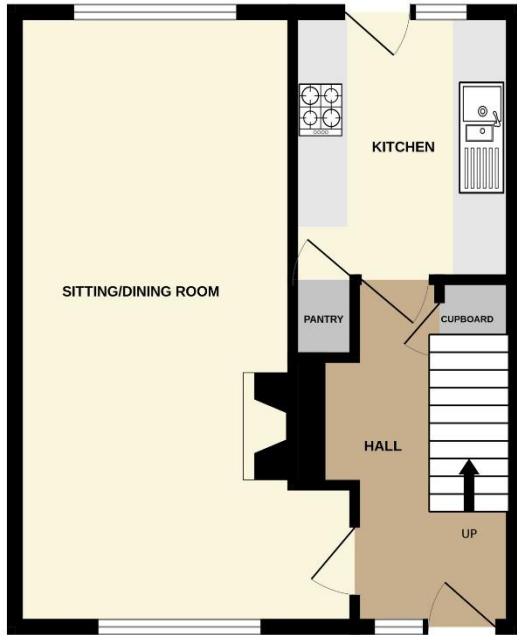




Hall	12' 11" x 8' 2" (3.94m x 2.50m) Stairs to first floor. Storage cupboard.
Sitting/Dining Room	22' 9" x 12' 7" (6.94m x 3.84m)
Kitchen	9' 11" x 8' 2" (3.02m x 2.50m)
First Floor Landing	6' 8" x 6' 0" (2.02m x 1.82m)
Bedroom 1	12' 11" x 9' 11" (3.94m x 3.03m)
Bedroom 2	10' 9" x 9' 6" (3.27m x 2.90m)
Bedroom 3	9' 9" x 8' 6" (2.97m x 2.60m)
Shower Room	7' 10" x 1' " (2.40m x m)
Outside	Tiered hard landscaped rear garden with side access



GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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.  
Made with Metropix ©2023



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. *Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) 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.*