



GIBBINS RICHARDS

12 Rectory Road, Staplegrove, Taunton TA2 6EL

£385,000

GIBBINS RICHARDS 
Making home moves happen

A four bedroom detached house located in the sought after village of Staplegrove. The property boasts spacious accommodation which consists of; entrance hall, cloakroom, kitchen/breakfast room, sitting/dining room, four double bedrooms and a family bathroom. Externally the property benefits from an integral single garage, driveway, front and rear garden. AVAILABLE WITH NO ONWARD CHAIN.

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

Staplegrove village is a sought after location which has a primary school, village hall, playing field, general store and church. Taunton town centre is just over two miles distant, whilst Taunton school is one mile away and the Nuffield Hospital is within half a mile. The accommodation is warmed by gas central heating and is complete with double glazing.

DETACHED HOUSE
FOUR DOUBLE BEDROOMS
FRONT AND REAR GARDENS
DRIVEWAY
INTEGRAL GARAGE
GROUND FLOOR CLOAKROOM
SOUGHT AFTER VILLAGE LOCATION
GAS CENTRAL HEATING
NO ONWARD CHAIN





GIBBINS RICHARDS

Entrance Hall	14' 0" x 3' 0" (4.26m x 0.91m)
Cloakroom	5' 11" x 2' 0" (1.80m x 0.61m)
Kitchen/Breakfast Room	16' 0" x 9' 0" (4.87m x 2.74m)
Sitting/Dining Room	24' 11" x 11' 0" (narrowing to 9') (7.59m x 3.35m)
First Floor Landing	Access to loft space. Airing cupboard. Storage cupboard.
Bedroom 1	13' 0" (narrowing to 8') x 12' 0" (narrowing to 9') (3.96m x 3.65m) Built-in wardrobes.
Bedroom 2	14' 0" (narrowing to 8') x 10' 0" (narrowing to 5') (4.26m x 3.05m) Built-in wardrobes.
Bedroom 3	10' 0" x 9' 0" (3.05m x 2.74m) Built in wardrobes.
Bedroom 4	9' 0" x 8' 11" (2.74m x 2.72m)
Bathroom	6' 0" x 5' 0" (1.83m x 1.52m)
Outside	To the front of the property is a side driveway leading to the integral garage 17' 0" x 8' 0" (5.18m x 2.44m), gravelled area with borders. Side pedestrian gate gives access to the enclosed rear garden with patio area, lawn and borders planted with shrubs.



GIBBINS RICHARDS



GIBBINS RICHARDS

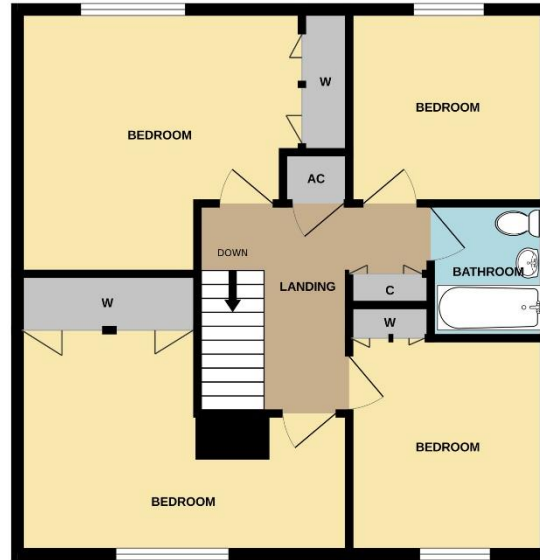


GIBBINS RICHARDS

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk