



GIBBINS RICHARDS

Derwent Grove, Taunton TA1 2NJ

£365,000

GIBBINS RICHARDS   
Making home moves happen

A fantastic four bedroomed detached property located in an ever popular cul-de-sac position on the south eastern edges of Taunton. Offered for sale with no onward chain, additional conservatory, a double garage and ample off street parking for up to four cars.

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

The property is well presented throughout and offers the following; entrance hall, cloakroom, sitting room, dining area, kitchen, utility, conservatory and to the first floor are four bedrooms, bathroom and an en-suite. There is also the undoubted benefit of an attached double garage, a rear garden and off road parking for up to four cars. The property offers gas central heating and is double glazed throughout, with all windows having been replaced in 2022 and still under warranty. The M5 motorway at junction 25 is easily accessible.

FOUR BED DETACHED HOUSE  
NO ONWARD CHAIN  
ATTACHED DOUBLE GARAGE WITH ADDITIONAL PARKING  
ENCLOSED REAR GARDEN  
THREE RECEPTION AREAS  
EN-SUITE, FAMILY BATHROOM AND CLOAKROOM  
KITCHEN AND UTILITY  
GAS CENTRAL HEATING  
DOUBLE GLAZING





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Entrance Porch

Entrance Hall

Cloakroom

Sitting Room 17' 8" x 11' 1" (5.38m x 3.38m)

Dining Room 12' 10" x 10' 5" (3.91m x 3.17m) Patio doors leading to the conservatory.

Conservatory 11' 6" x 8' 9" (3.50m x 2.66m)

Kitchen 11' 8" x 10' 5" (3.55m x 3.17m) Walk-in pantry.

Utility Room 7' 9" x 7' 6" (2.36m x 2.28m) Housing the gas central heating boiler.

First Floor Landing Airing cupboard. Access to loft space.

Bedroom 1 11' 0" x 11' 0" (3.35m x 3.35m) plus recess

En-suite Shower Room

Bedroom 2 10' 10" x 10' 6" (3.30m x 3.20m) max

Bedroom 3 11' 1" x 6' 11" (3.38m x 2.11m) Walk-in wardrobe.

Bedroom 4 7' 8" x 7' 7" (2.34m x 2.31m)

Family Bathroom 7' 7" x 6' 2" (2.31m x 1.88m) Three piece suite.

Outside Open plan front gardens, with off road parking (for up to 4 cars) leading to the double garage. The rear garden is enclosed and mainly laid to lawn with some vegetable beds and a timber shed.



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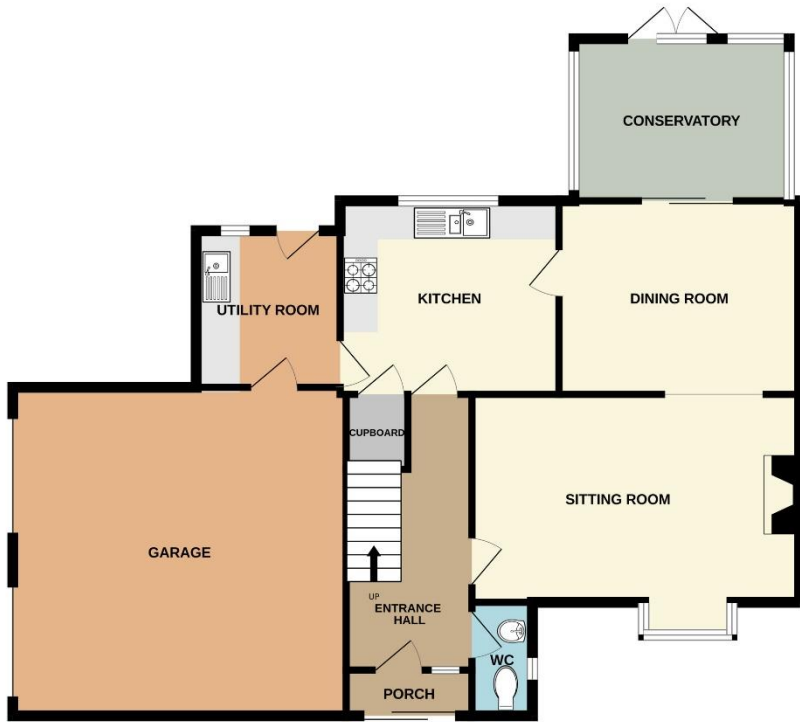


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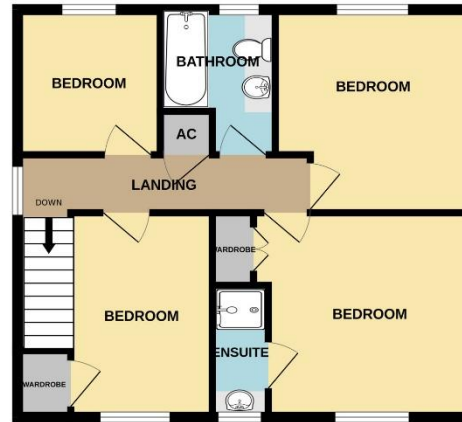


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GROUND FLOOR  
1094 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)