



**26 Clover Mead, Taunton TA1 3XD**  
**Offers in Excess of £215,000**

**GIBBINS RICHARDS**   
Making home moves happen

Ideal investment or first time purchase, a well maintained end of terrace property in a pleasant pedestrianised position with gas central heating and double glazing. The accommodation comprises of; entrance hall with stairs to first floor, sitting/dining room, fitted kitchen, two double bedrooms, modern bathroom, corner plot gardens and off road parking. No onward chain.

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

This well presented end of terrace occupies a pleasant secluded position, located towards the end of a cul-de-sac in a popular suburb of Taunton. Clover Mead is a cul-de-sac off Chestnut Drive which is in convenient reach of nearby facilities in Mountfields as well as both primary and secondary schools. For the commuter the M5 motorway at junction 25 and the intercity railway station are easily accessible.

IDEAL INVESTMENT OR FIRST TIME PURCHASE  
WELL MAINTAINED END OF TERRACE HOME  
TWO BEDROOMS  
MODERN BATHROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
CORNER PLOT GARDENS  
OFF ROAD PARKING  
NO ONWARD CHAIN





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Entrance via uPVC double glazed door with canopy porch over, into;	
Entrance Hall	Stairs to first floor.
Sitting/Dining Room	23' 3" x 10' 5" (7.08m x 3.17m) reducing to 6'5" Storage cupboard. Double glazed French doors to rear garden.
Kitchen	8' 10" x 6' 10" (2.69m x 2.08m) Fitted with a range of base and wall mounted cupboards. Work surfaces. Plumbing for washing machine. Space for gas cooker. Double glazed window to rear.
First Floor Landing	Access to loft space.
Bedroom 1	13' 9" x 9' 1" (4.19m x 2.77m) Fitted wardrobes. Double glazed window to rear.
Bedroom 2	13' 10" x 8' 8" (4.21m x 2.64m) Double glazed window to front.
Bathroom	Modern three piece suite comprising of panel bath with mixer attachment, pedestal wash hand basin and wc. Double glazed frosted window to rear.
Outside	The rear garden has a patio area and gravel with a lawned garden to the side which is enclosed by wooden fencing. There is gated pedestrian access which leads onto an allocated parking space directly behind the rear of the property.



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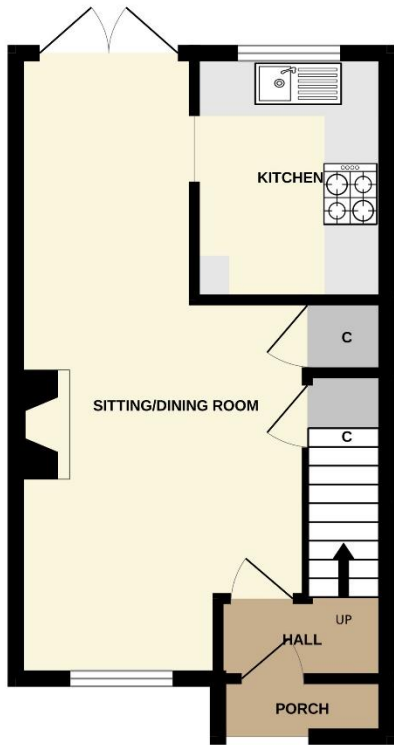


GIBBINS RICHARDS

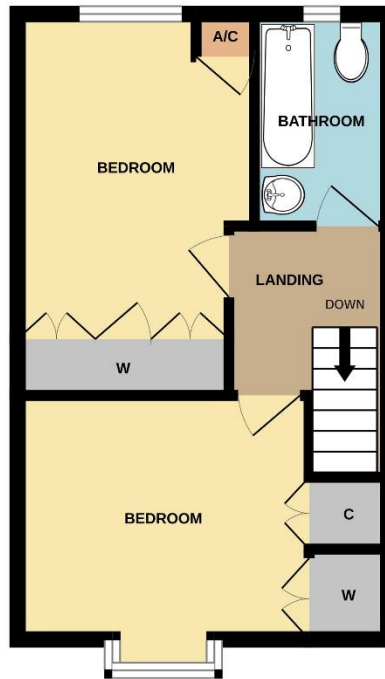


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GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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