



GIBBINS RICHARDS 

26 St. Michaels Crescent, Taunton TA2 7JD

£239,950

GIBBINS RICHARDS   
Making home moves happen

A two bedroomed detached bungalow located in a quiet cul-de-sac in north Taunton. The property requires modernisation and the accommodation consists of; entrance hall, sitting/dining room, kitchen, porch, two double bedrooms and a shower room. Externally the property benefits from a walled front garden and a large lawned rear garden. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: E-46 / Council Tax Band: B

This detached bungalow benefits from a generous sized garden and overall offers great potential for further improvements or extensions (subject to necessary planning consents). To the front of the property is a walled hard landscaped garden, which, subject to necessary planning consents, could create a driveway to provide off road parking. The property is offered with no onward chain and has been sensibly priced to reflect its condition. Located in a convenient position with access to local facilities in Priorswood and a regular bus service operates into the town centre, which is just under two miles distant.

DETACHED BUNGALOW  
TWO DOUBLE BEDROOMS  
REQUIRES MODERNISATION  
LARGE REAR GARDEN  
POTENTIAL TO ADD DRIVEWAY  
BRICK STORAGE SHED  
QUIET CUL-DE-SAC  
CLOSE TO AMENITIES  
NO ONWARD CHAIN





GIBBINS RICHARDS ▲

Entrance Hall	9' 5" x 5' 9" (2.86m x 1.75m)
Sitting / Dining Room	15' 0" x 12' 5" (4.56m x 3.78m)
Kitchen	12' 8" x 9' 10" (3.86m x 2.99m)
Porch	7' 1" x 4' 4" (2.17m x 1.32m)
Shower Room	9' 10" x 5' 7" (2.99m x 1.69m)
Bedroom 1	14' 8" x 9' 10" (4.48m x 2.99m)
Bedroom 2	11' 6" x 10' 8" (3.51m x 3.26m)
Outside	To the front of the property is a walled hard landscaped garden. The large rear garden is fully enclosed and contains lawn, mature trees and brick built shed.



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# GROUND FLOOR



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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 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.  
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