



GIBBINS RICHARDS 

159 South Street, Taunton TA1 3AG

£310,000

GIBBINS RICHARDS   
Making home moves happen

A four bedroomed semi detached town house located in a small cul-de-sac off of South Street. The well presented accommodation consists of; entrance hall, cloakroom, kitchen/breakfast room, sitting/dining room, two first floor bedrooms with an en-suite shower room to the main bedroom and a separate family bathroom with a further two double bedrooms on the second floor. Externally the property benefits from a hard landscaped rear garden, single garage and parking.

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

The property is located within a small cul-de-sac of modern homes built by Taylor Wimpy Homes in 2005. The property is situated just off of South Street and is within easy walking distance to the town centre and is within easy reach of Richard Huish College, Kings College, Bishop Foxs secondary school and Trinity primary school. The accommodation is warmed by gas central heating via a combination boiler and is complete with double glazing throughout.

SEMI DETACHED TOWN HOUSE  
FOUR DOUBLE BEDROOMS  
EN-SUITE SHOWER ROOM  
GROUND FLOOR CLOAKROOM  
SINGLE GARAGE AND DRIVEWAY  
HARD LANDSCAPED REAR GARDEN  
WALKING DISTANCE TO THE TOWN CENTRE  
CUL-DE-SAC POSITION



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Hallway	11' 3" x 3' 3" (3.44m x 0.99m)
Cloakroom	6' 3" x 2' 11" (1.90m x 0.89m)
Kitchen/Breakfast Room	12' 4" x 8' 10" (3.77m x 2.69m) Integral cooker, hob and extractor fan.
Sitting/Dining Room	15' 6" x 18' 2" (4.73m x 5.54m) max Under stairs storage cupboard.
First Floor Landing	10' 2" x 3' 3" (3.10m x 0.99m)
Bedroom 1	13' 5" x 10' 6" (4.10m x 3.21m) max. Built-in wardrobes.
En-suite	4' 9" x 7' 9" (1.45m x 2.37m)
Bedroom 3	11' 3" x 8' 5" (3.43m x 2.56m) max.
Bathroom	6' 9" x 6' 2" (2.07m x 1.89m)
Second Floor Landing	3' 9" x 3' 1" (1.14m x 0.94m)
Bedroom 2	11' 11" x 12' 11" (3.63m x 3.94m) max. Airing cupboard containing the combination gas fired boiler.
Bedroom 4	15' 6" x 8' 3" (4.72m x 2.52m)
Outside	Hard landscaped rear garden with mature borders. Single garage 18' 0" x 8' 1" (5.49m x 2.47m) with light and power and parking in front.



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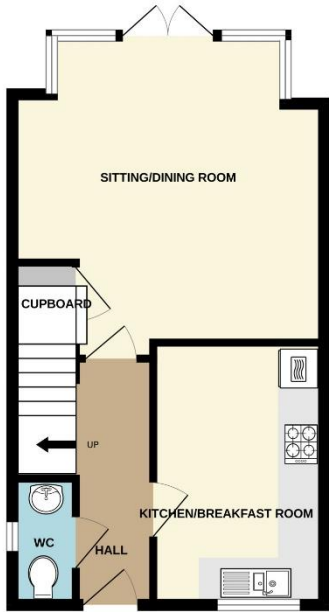


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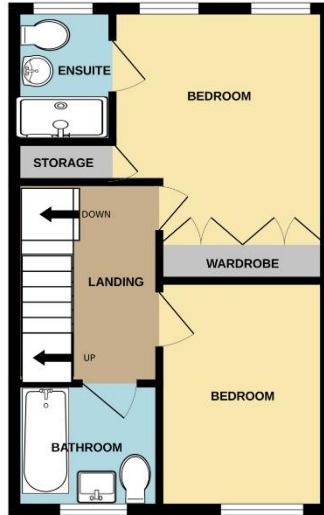


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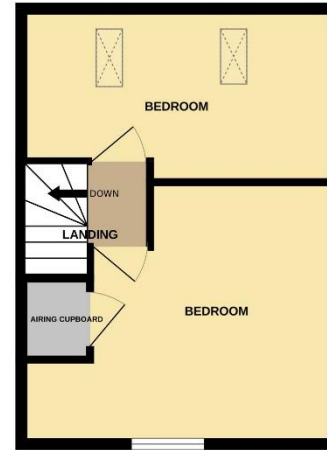
GROUND FLOOR



1ST FLOOR



2ND 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.



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.

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