



GIBBINS RICHARDS 

35 Laurel Close, Taunton TA1 2QH

£235,000

GIBBINS RICHARDS   
Making home moves happen

A two bedroomed staggered terraced home located in Upper Holway. The spacious and well-presented accommodation consists of: entrance hall, kitchen/diner, sitting room, conservatory extension, two double bedrooms and four piece bathroom suite. Externally the property benefits from front and rear gardens, brick built shed and communal residents parking.

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

This ex-local authority home boasts spacious accommodation to include a modern shaker style kitchen with built in appliances, four-piece bathroom suite and two double bedrooms. The accommodation is warmed by a gas combination boiler and is complete with double glazing throughout. Situated in the popular Holway area and within easy access of the M5 and Taunton town centre. The property is within walking distance to the local convenience store, pharmacy and doctors surgery. The property is within the popular Blackbrook primary school catchment as well as Bishop Fox's secondary school.

STAGGERED TERRACE HOME  
TWO DOUBLE BEDROOMS  
MODERN KITCHEN/DINER  
FOUR PIECE BATHROOM SUITE  
CONSERVATORY EXTENSION  
FRONT & REAR GARDENS  
STORAGE SHED WITH POWER  
COMMUNAL RESIDENTS PARKING  
WELL PRESENTED ACCOMMODATION  
CLOSE TO AMENITIES



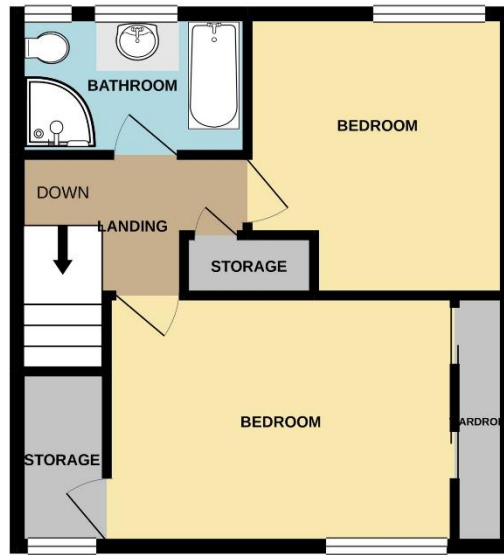


Entrance Hall	12' 3" x 6' 2" (3.73m x 1.88m) Large under stairs storage cupboard. Additional storage cupboard.
Living Room	13' 1" x 12' 3" (3.98m x 3.73m)
Kitchen/Dining Room	19' 8" x 9' 8" (5.99m x 2.94m)
Conservatory	14' 1" x 8' 4" (4.29m x 2.54m)
First Floor Landing	Large airing cupboard. Access to loft space.
Bedroom 1	14' 7" x 10' 1" (4.44m x 3.07m) Wall to wall, floor to ceiling wardrobes. Large additional storage cupboard.
Bedroom 2	11' 8" x 10' 0" (3.55m x 3.05m)
Outside	Pleasant lawned and bordered garden to the front. Well looked after lawned rear garden to include brick built storage shed with power. Behind the property there is ample non designated communal parking bays.
Agents Note	Section 21 of the Estate Agency Act requires us to declare that this property is owned by an employee of Gibbins Richards who have no financial gain in this matter other than their normal commission chargeable.



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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.



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.

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)