



GIBBINS RICHARDS 

3 Eagle Court, Trevor Smith Place, Taunton TA1 3FF

£259,950

GIBBINS RICHARDS 
Making home moves happen

A surprisingly spacious three storey end of terrace town house offering three bedroomed accommodation in a tucked away position close to Taunton town centre.

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

The property, forming the end of a terrace of three modern properties built within the last decade, is in a tucked away cul-de-sac position just off Trevor Smith Place, which in turn is off South Street, close to Taunton town centre. The property has an excellent interior which features an entrance hall, ground floor cloakroom, fantastic open plan sitting/dining room/modern kitchen with breakfast bar and patio doors opening to the garden. To the first floor are two bedrooms and a bathroom and on the top floor is a lovely large double master bedroom with storage space. The property has an enclosed rear garden with a shed and side access, whilst to the front is a parking space. An excellent first or second time property and could also make a very good rental investment due to its central location and low maintenance interior.

THREE STOREY THREE BED TOWN HOUSE
CUL-DE-SAC LOCATION
MODERN FITTINGS THROUGHOUT
OPEN PLAN SITTING/DINING ROOM/KITCHEN
GROUND FLOOR CLOAKROOM
ALLOCATED PARKING SPACE
CLOSE TO TOWN CENTRE
GAS CENTRAL HEATING
DOUBLE GLAZING
ENCLOSED REAR GARDEN





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Hallway	8' 3" x 4' 3" (2.51m x 1.29m)
Open Plan Living Area	24' 2" x 13' 10" (7.36m x 4.21m)
Cloakroom	8' 1" x 3' 6" (2.46m x 1.07m)
First Floor	
Bedroom 2	13' 11" x 8' 11" (4.24m x 2.72m)
Bedroom 3	13' 11" x 8' 8" (4.24m x 2.64m) reducing to 5' 8"
Bathroom	6' 4" x 5' 10" (1.93m x 1.78m)
Second Floor	
Bedroom 1	18' 1" x 10' 5" (5.51m x 3.17m) Large over stairs recess.
Outside	To the front of the property is a designated parking space. Low maintenance rear garden with rear access gate.



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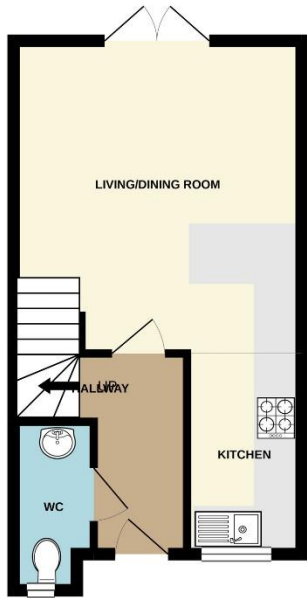


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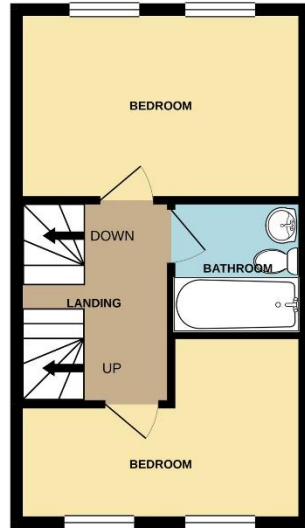


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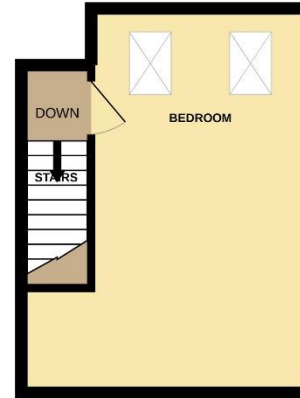
GROUND FLOOR
30.8 sq.m. (332 sq.ft.) approx.



1ST FLOOR
30.4 sq.m. (328 sq.ft.) approx.



2ND FLOOR
22.0 sq.m. (237 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (896 sq.ft.) 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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