



GIBBINS RICHARDS 

164 Cheddon Road, Taunton TA2 7AL

£295,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed 1950's semi detached home conveniently located for a range of amenities. The spacious accommodation has been tastefully modernised and consists of; entrance hall, two reception rooms, re-fitted shaker style kitchen/diner, utility room and cloakroom. To the first there are three bedrooms and a family bathroom. Externally the property benefits from driveway parking, rear garden and a single garage/workshop.

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

This 1950's built semi detached home is located in North Taunton and is within walking distance from the mainline intercity railway station, Co-op local store, primary and secondary school education and the town centre itself. The accommodation has been updated by the current owners who have installed a new kitchen and bathroom suite as well as decorating the property throughout. The home is warmed by gas central heating and is complete with double glazing.

SEMI DETACHED HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
UTILITY
GROUND FLOOR CLOAKROOM
DRIVEWAY PARKING
LANDSCAPED REAR GARDEN
SINGLE GARAGE/WORKSHOP
CLOSE TO AMENITIES
RECENTLY RENOVATED

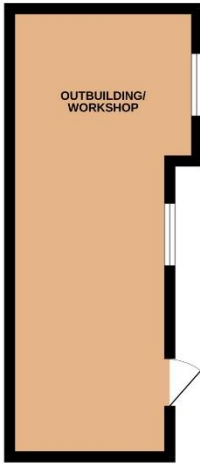




Entrance Hall	Stairs to first floor.
Sitting Room	16' 0" x 10' 0" (4.87m x 3.05m)
Play Room / Dining Room	12' 5" x 9' 3" (3.78m x 2.82m)
Kitchen/Diner	15' 6" x 10' 0" (4.72m x 3.05m)
Utility Room	5' 10" x 4' 4" (1.78m x 1.32m)
Cloakroom	
First Floor Landing	
Bedroom 1	12' 5" x 10' 0" (3.78m x 3.05m)
Bedroom 2	12' 6" x 8' 0" (3.81m x 2.44m)
Bedroom 3	10' 0" x 8' 6" (3.05m x 2.59m)
Bathroom	6' 0" x 5' 3" (1.83m x 1.60m)
Outside	Enclosed front garden. Side driveway offering off road parking. Garage/workshop. Enclosed rear garden with lawn, decking area and patio.



OUTBUILDING/
WORKSHOP
215 sq.ft. (20.0 sq.m.) approx.



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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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.

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