



GIBBINS RICHARDS 

19 Parmin Way, Taunton TA1 2JU

£280,000

GIBBINS RICHARDS 
Making home moves happen

An extended three bedroomed semi detached home located in a popular area within easy reach of local facilities. The well presented accommodation consists ; entrance hallway, cloakroom, re-fitted kitchen, extended sitting/dining room, three first floor bedrooms and a family bathroom. Externally the property benefits from a long side driveway, garage and south facing rear garden.

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

The property is situated in a convenient location off of Lisieux Way, which contains a shopping parade to include Tesco Express, medical centre and popular primary school. The town centre boasts a wide and comprehensive range of facilities is under one mile distant. For the commuter, the property is ideally placed within easy access of the M5 motorway at junction 25. The accommodation is warmed by gas central heating and double glazing, whilst to the outside there is a long side driveway leading to a garage/workshop with access to the south facing rear garden.

SEMI DETACHED HOME
THREE BEDROOMS
RE-FITTED KITCHEN
EXTENDED GROUND FLOOR ACCOMMODATION
CLOAKROOM
SINGLE GARAGE AND DRIVEWAY
ENCLOSED SOUTH FACING REAR GARDEN
CLOSE TO AMENITIES





Entrance Hallway	Stairs to first floor.
Cloakroom	
Kitchen	13' 10" x 9' 5" (4.21m x 2.87m) Re-fitted.
Sitting Room	15' 9" x 10' 10" (4.80m x 3.30m) Archway to:
Dining Room Extension	14' 0" x 12' 2" (4.26m x 3.71m) Double glazed doors to rear garden.
First Floor Landing	Access to loft space. Airing cupboard.
Bedroom 1	11' 9" x 9' 7" (3.58m x 2.92m)
Bedroom 2	10' 11" x 8' 7" (3.32m x 2.61m)
Bedroom 3	7' 8" x 6' 11" (2.34m x 2.11m)
Bathroom	6' 4" x 5' 4" (1.93m x 1.62m)
Outside	Open plan front garden, long side driveway leading to garage/workshop. The garage measuring 15' 3" x 9' 9" (4.64m x 2.97m) with personal door to a fully enclosed south facing garden.



GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.7 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.

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