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49 Luttrell Close, Taunton TA2 8SA

£240,000

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Making home moves happen

A spacious three bedroomed semi detached house situated in a popular cul-de-sac position in north Taunton, with the added benefit of no onward chain, off road parking and a rear garden.

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

Number 49 Luttrell Close is well positioned towards the end of the cul-de-sac, therefore benefitting from very little passing traffic. The property, recently re-decorated, is a spacious three bedroomed semi with a good sized sitting room, modern fitted kitchen, three bedrooms and a bathroom. There is also an enclosed rear garden and off road parking to the side for 2/3 cars. The property has been let and therefore benefits from no onward chain, with gas central heating and double glazing, we would recommend an internal viewing at the earliest opportunity. Luttrell Close is a popular cul-de-sac with a mixture of family homes, making this an ideal proposition for first time or second buyers, or a growing family.

NO ONWARD CHAIN
SPACIOUS THREE BED SEMI
RECENTLY REDECORATED
ENCLOSED REAR GARDEN
OFF ROAD PARKING FOR 2/3 CARS
GAS CENTRAL HEATING
DOUBLE GLAZING
END OF CUL-DE-SAC POSITION
POPULAR NORTH TAUNTON RESIDENTIAL AREA
EARLY VIEWING RECOMMENDED





Entrance Hall

Sitting Room 18' 0" x 14' 3" (5.48m x 4.34m) including the stairs.

Kitchen/Diner 14' 1" x 9' 3" (4.29m x 2.82m)

First Floor Landing

Bedroom 1 13' 5" x 8' 1" (4.09m x 2.46m)

Bedroom 2 9' 10" x 8' 1" (2.99m x 2.46m)

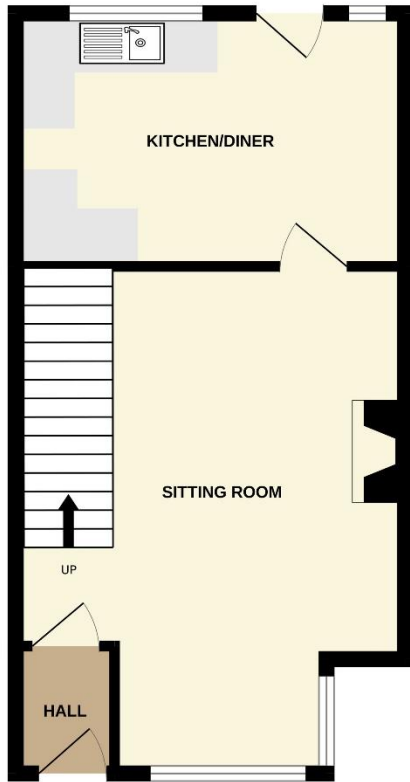
Bedroom 3 6' 10" x 5' 10" (2.08m x 1.78m)

Bathroom 6' 8" x 5' 8" (2.03m x 1.73m)

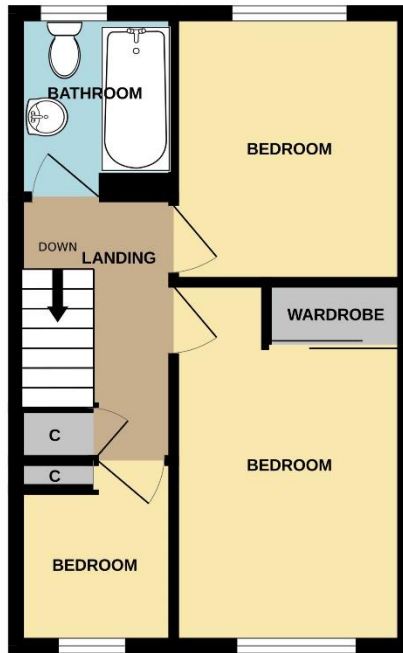
Outside There is an enclosed rear garden, mainly laid to patio and lawn. Off road parking for 2/3 cars.



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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.



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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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