



GIBBINS RICHARDS 

4 The Blackthorns, Upper Holway Road, Taunton TA1 2PY

£245,000

GIBBINS RICHARDS   
Making home moves happen

A three bedroomed terrace property situated in Upper Holway, which is conveniently located for a range of amenities. The spacious accommodation consists of; entrance porch, sitting room with archway leading to the dining room, kitchen, three first floor bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden, single garage and ample off road parking.

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

This property occupies a very convenient location close to a local shop, pharmacy and medical centre and is approximately one and a half miles east of the town centre. The property boasts spacious accommodation which is warmed by gas central heating and is complete with double glazed windows throughout. To the outside there is ample off road parking to both the front and the rear, with the additional benefit of a single garage.

TERRACE HOME  
THREE BEDROOMS  
TWO RECEPTION ROOMS  
SINGLE GARAGE  
AMPLE OFF ROAD PARKING  
ENCLOSED REAR GARDEN  
CLOSE TO AMENITIES  
DOUBLE GLAZED  
GAS CENTRAL HEATING  
BISHOPS FOX'S CATCHMENT





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Entrance Porch	4' 4" x 4' 2" (1.33m x 1.27m)
Sitting Room	14' 6" x 16' 6" (4.42m x 5.04m) Archway leading to:
Dining Room	10' 0" x 7' 1" (3.04m x 2.17m) Door opening to the rear garden.
Kitchen	9' 3" x 7' 6" (2.83m x 2.29m)
First Floor Landing	Access to loft containing the combination gas fired boiler. Storage cupboard.
Bedroom 1	12' 2" x 8' 8" (3.71m x 2.63m) Built-in wardrobe.
Bedroom 2	9' 9" x 9' 7" (2.98m x 2.93m) Built-in wardrobe.
Bedroom 3	8' 11" x 7' 6" (2.72m x 2.29m)
Bathroom	6' 7" x 6' 7" (2m x 2m)
Outside	To the front of the property is of road parking for several vehicles with additional parking at the rear as well as a single garage. Enclosed with garden.



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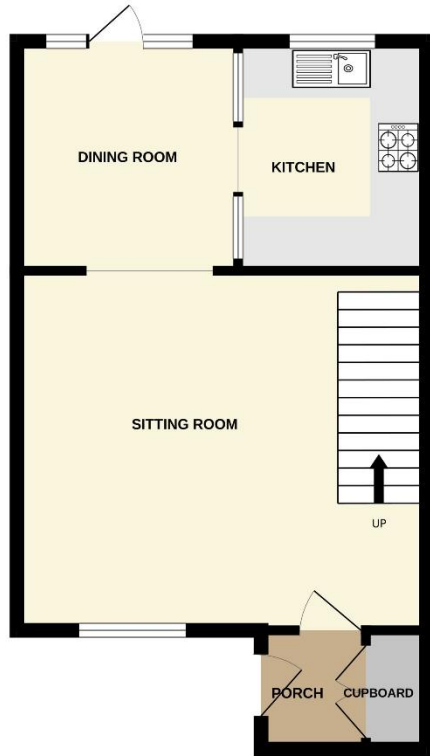


GIBBINS RICHARDS ▲

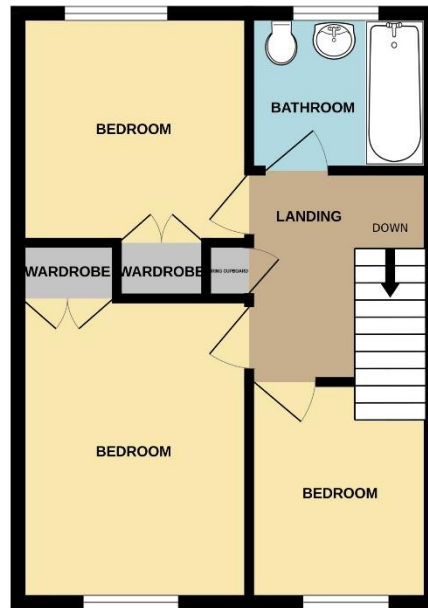


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GROUND FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 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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