



GIBBINS RICHARDS 

51 Saxon Close, Oake, Taunton TA4 1JA

£310,000

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Making home moves happen

A three bedroomed detached home located in the sought after village of Oake. The accommodation consists of; entrance hall, cloakroom, sitting room, kitchen/dining room, utility, conservatory, three first floor bedrooms with an en-suite shower room to the master bedroom and a separate family bathroom. Externally the property benefits from a hard landscaped rear garden, single garage and parking. AVAILABLE WITH NO ONWARD CHAIN.

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

Saxon Close is a popular development on the edge of the village, laying between Taunton and Wellington. Local amenities include post office/general store, primary school, village hall, and Oake Manor Golf Club. The neighbouring village of Bradford On Tone contains a popular public house/restaurant and just up the road in Hillcommon is a very popular recently refurbished public house. For the commuter, the M5 at junction 26 is within easy reach.

DETACHED HOME
THREE BEDROOMS
EN-SUITE SHOWER ROOM
CLOAKROOM AND UTILITY
CONSERVATORY EXTENSION
SINGLE GARAGE
PARKING FOR TWO CARS
HARD LANDSCAPED REAR GARDEN
CLOSE TO AMENITIES
NO ONWARD CHAIN





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Entrance Hall	Stairs to first floor.
Cloakroom	4' 0" x 2' 10" (1.22m x 0.86m)
Sitting Room	12' 11" x 10' 10" (3.93m x 3.30m) Plus bay window.
Kitchen/Dining Room	17' 11" x 10' 1" (5.46m x 3.07m)
Utility Room	5' 0" x 5' 0" (1.52m x 1.52m) Door to rear garden.
Conservatory	8' 0" x 6' 11" (2.44m x 2.11m)
First Floor Landing	Access to loft space. Airing cupboard.
Bedroom 1	13' 0" x 11' 0" (3.96m x 3.35m) max
En-suite	5' 0" x 4' 0" (1.52m x 1.22m)
Bedroom 2	9' 0" x 8' 0" (2.74m x 2.44m)
Bedroom 3	8' 0" x 8' 0" (2.44m x 2.44m)
Bathroom	6' 0" x 5' 0" (1.83m x 1.52m)
Outside	Single garage with light and power. Parking is in front of the garage for two vehicles. To the rear is a hard landscaped garden with a side access gate.



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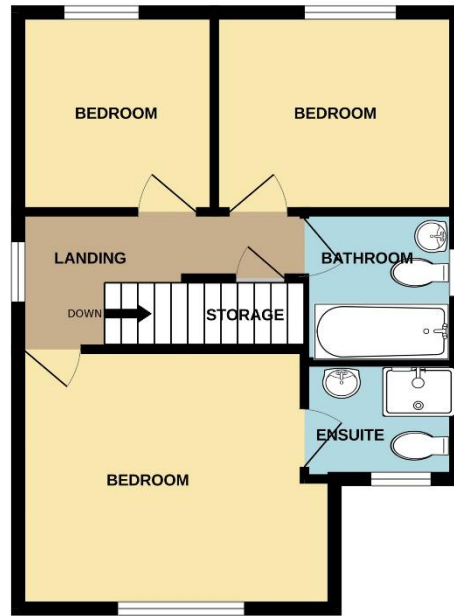
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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction.
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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