



GIBBINS RICHARDS 

2 Derwent Grove, Taunton TA1 2NJ

£343,000

GIBBINS RICHARDS 
Making home moves happen

An excellent well presented four bedroomed detached home located in a quiet cul-de-sac on the eastern side of Taunton. The additional garden room offers a mass of flexibility and the corner plot position provides good frontage.

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

This well presented detached home comprises; entrance hall, cloakroom, kitchen/diner, garden room and sitting room to the ground floor, whilst to the first floor are four bedrooms and a family bathroom. Furthermore, the property benefits from off road parking for two cars, garage, double glazing throughout and gas central heating. Local facilities are close to hand including a nearby leisure centre and shopping parade. Whilst the M5 motorway at junction 25 is easily accessible, Taunton town centre is under one mile distant and provides a host of shopping and leisure facilities.

FOUR BEDROOMED DETACHED HOME
ENCLOSED REAR GARDEN
SINGLE GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
VERSATILE GARDEN ROOM
CUL-DE-SAC POSITION
GROUND FLOOR CLOAKROOM





GIBBINS RICHARDS

Entrance Hall	
Cloakroom	
Kitchen/Diner	18' 4" x 7' 10" (5.58m x 2.39m) Access to the rear garden.
Garden Room	11' 5" x 8' 9" (3.48m x 2.66m)
Sitting Room	18' 4" x 10' 10" (5.58m x 3.30m)
First Floor Landing	
Bedroom 1	11' 5" x 10' 5" (3.48m x 3.17m)
Bedroom 2	11' 0" x 7' 9" (3.35m x 2.36m)
Bedroom 3	8' 9" x 8' 2" (2.66m x 2.49m)
Bedroom 4	9' 5" x 6' 11" (2.87m x 2.11m)
Bathroom	7' 4" x 5' 6" (2.23m x 1.68m)
Outside	To the front of the property is off road parking for two cars and a garage. The rear garden is predominately laid to lawn with a patio area. In addition there is a fantastic pergola with grapevine attached.



GIBBINS RICHARDS



GIBBINS RICHARDS



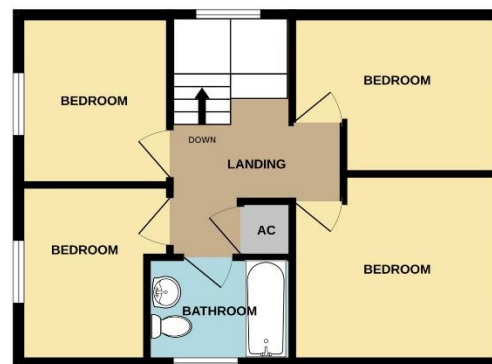
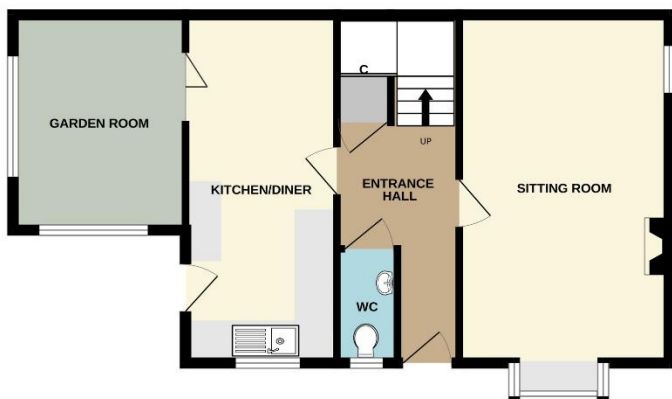
GIBBINS RICHARDS



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 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.
Made with Metropix ©2024



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.*

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk