



GIBBINS RICHARDS 

122 Waterleaze, Taunton TA2 8PS

£225,000

GIBBINS RICHARDS 
Making home moves happen

PERFECT FIRST HOME OR INVESTMENT! A well appointed two double bedroom property with en-suite shower room and garage. The accommodation consists; hall, sitting room, kitchen/diner and a low maintenance rear garden. Gas central heating and double glazing. **NO ONWARD CHAIN.**

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

This two bedroom semi detached home occupies a pleasant position which is within walking distance of the picturesque Bridgwater and Taunton Canal. The property offers two double bedrooms including en-suite shower room whilst to the ground floor there is a sitting room and kitchen/dining room with built-in appliances. To the outside there is a low maintenance rear garden with access to a nearby garage. Taunton town centre is approximately 2.5 miles distant and provides a host of shopping, leisure and cultural facilities, whilst for the commuter the M5 motorway at junction 25 is easily accessible.

PERFECT FIRST HOME OR INVESTMENT
TWO BEDROOMS
EN-SUITE SHOWER ROOM
SITTING ROOM
KITCHEN/DINER
LOW MAINTENANCE GARDEN
GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
NO ONWARD CHAIN





Entrance door with canopy porch over into;

Hallway Stairs to first floor.

Sitting Room 15' 10" x 10' 5" (4.82m x 3.17m) Double glazed window to front. Fireplace.

Kitchen/Diner 13' 5" x 10' 5" (4.09m x 3.17m) Double glazed window and sliding door to rear. Under stairs storage cupboard. A range of base and wall units. Built-in oven and hob. Space for washing machine.

First Floor

Landing Airing cupboard.

Bedroom 1 11' 5" x 10' 6" (3.48m x 3.20m) Double glazed window. Fitted double wardrobe.

En-suite Shower cubicle, low level wc, pedestal wash hand basin. Double glazed window.

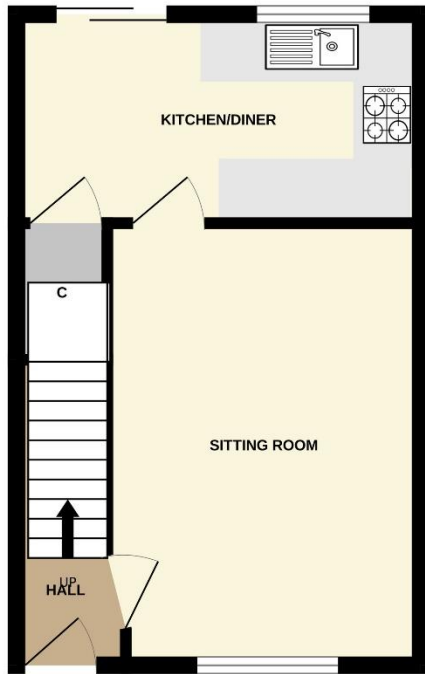
Bedroom 2 9' 9" x 7' 2" (2.97m x 2.18m) Double glazed window. Built-in double wardrobe.

Bathroom

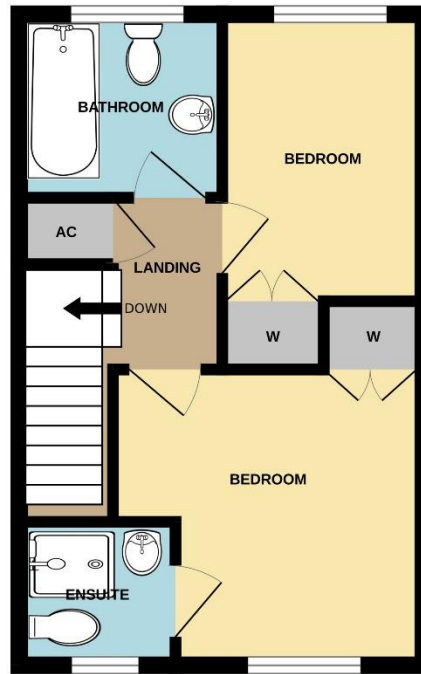
Outside The front of the property is approached via a pedestrian footpath with views over the Taunton and Bridgwater canal. The rear garden is mainly laid to patio with planted borders and enclosed by wooden fencing. Gated access to rear leading onto driveway providing off road parking and access to the single garage.



GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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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