



GIBBINS RICHARDS 

23 Richmond Road, Taunton TA1 1EN

£425,000

GIBBINS RICHARDS   
Making home moves happen



A four bedroomed town house located in a highly sought after residential area of Taunton, close to the town centre. The well presented accommodation consists; entrance hall, study/dining room, kitchen/breakfast room, utility and cloakroom. To the first floor is a large sitting room with a balcony overlooking the garden, family bathroom and bedroom, followed by a further three bedrooms to the second floor, two of which benefit from en-suite shower rooms. To the outside is a low maintenance south facing rear garden, single garage and driveway parking for two cars.

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

Constructed by Summerfield Homes in 2003, to an attractive design, this end of terrace home offers spacious and versatile accommodation which is finished to a high standard. Richmond Road is a highly desired residential area, within a short walk of the town centre, Longrun Meadow and French Weir. The accommodation is warmed via gas central heating and is complete with double glazing.

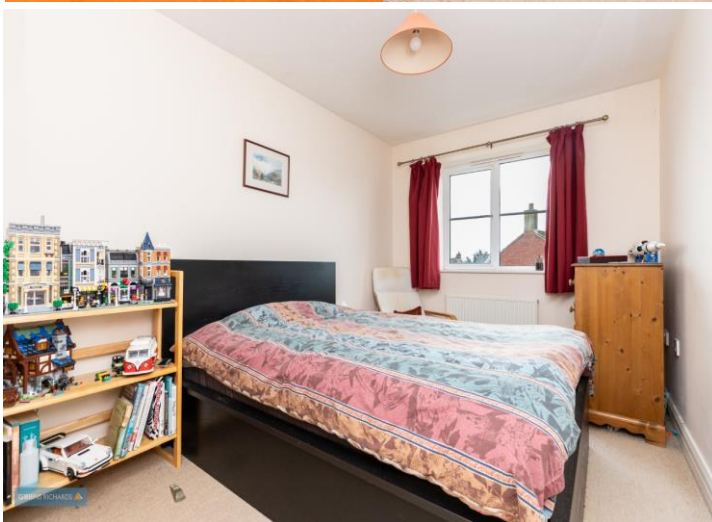
END OF TERRACE HOME  
FOUR BEDROOMS  
TWO EN-SUITE SHOWER ROOMS  
OPEN PLAN KITCHEN/DINER  
UTILITY AND CLOAKROOM  
LOW MAINTENANCE SOUTH FACING REAR GARDEN  
WALKING DISTANCE TO THE TOWN CENTRE  
GAS CENTRAL HEATING





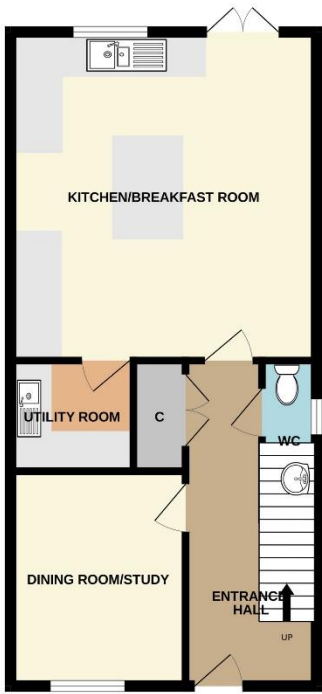


Entrance Hall	16' 9" x 6' 9" (5.1m x 2.06m)	Storage cupboard.
Cloakroom		
Kitchen/Breakfast Room	16' 11" x 14' 0" (5.15m x 4.26m)	With kitchen island.
Utility Room	6' 0" x 4' 0" (1.83m x 1.22m)	
Dining Room/Study	11' 0" x 8' 11" (3.35m x 2.72m)	
First Floor Landing	16' 10" x 6' 11" (5.12m x 2.12m)	
Sitting Room	16' 11" x 14' 0" (5.15m x 4.26m)	Balcony with views over the rear garden. Whole wall bookshelf.
Bedroom 3	11' 0" x 8' 11" (3.35m x 2.72m)	
Bathroom	8' 0" x 5' 0" (2.44m x 1.52m)	
Second Floor Landing	17' 8" x 7' 8" (5.38m x 2.34m)	
Master Bedroom	14' 0" x 12' 0" (4.26m x 3.65m) max	Built-in wardrobes.
En-suite		
Bedroom 2	11' 0" x 8' 0" (3.35m x 2.44m)	Built-in wardrobes.
En-suite		
Bedroom 4	11' 0" x 7' 0" (3.35m x 2.13m)	
Outside		Low maintenance south facing rear garden, single garage and driveway parking for two cars.

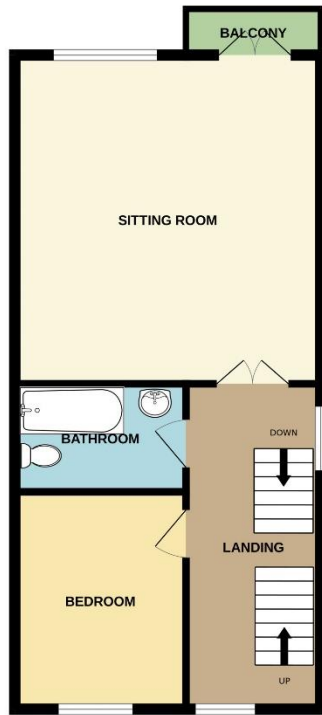




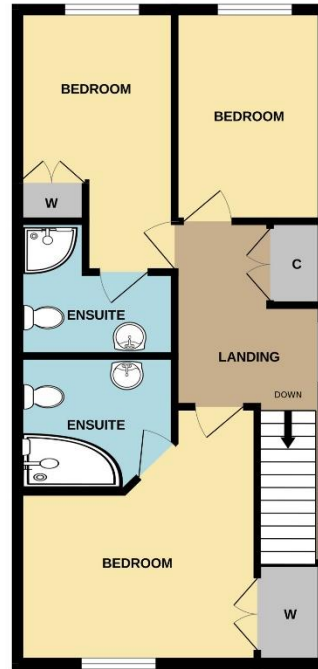
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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