



GIBBINS RICHARDS 

10 The Fairways, Sherford, Taunton TA1 3PA

£375,000

GIBBINS RICHARDS   
Making home moves happen

A well positioned three bedroomed detached home located in the corner of a cul-de-sac part of this popular residential road to the south of Taunton. Offered to the market with no onward chain.

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

The property is accessed via an entrance door leading into the entrance hall. The entrance hall has a separate cloakroom and to the left is the sitting room with dining area to the rear. There is a fitted kitchen to the rear of the property and an adjoining utility room as well as a conservatory to the rear of the dining area. The utility room has access to the single garage which is attached to the property. To the first floor are three bedrooms with en-suite to the master bedroom and a family bathroom. The property has an enclosed rear garden and parking to the front. Available with no onward chain and an early viewing is highly recommended.

THREE BEDROOMED DETACHED HOME  
NO ONWARD CHAIN  
INTEGRAL GARAGE  
SOUGHT AFTER CUL-DE-SAC LOCATION  
ADDITIONAL CONSERVATORY  
ENCLOSED REAR GARDEN  
TWO RECEPTION ROOMS  
KITCHEN / UTILITY ROOM  
EN-SUITE TO MASTER BEDROOM  
VIEWING IS STRONGLY ADVISED

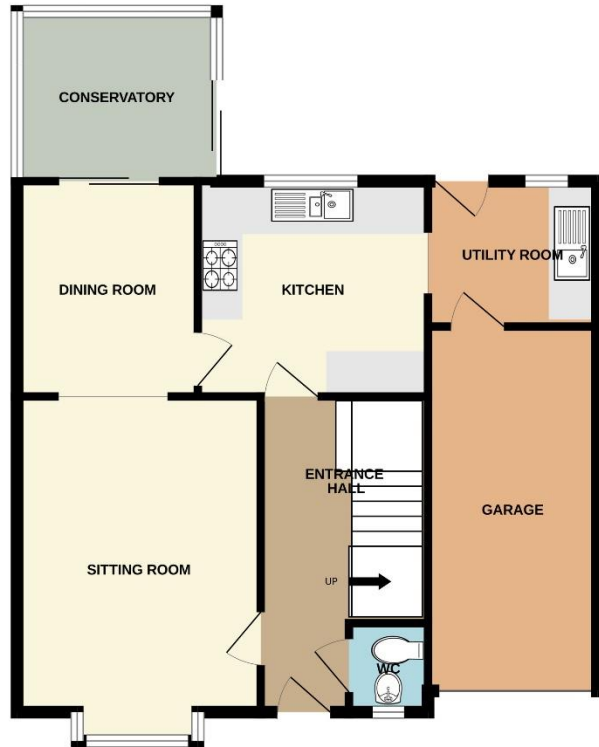




Entrance Hall	14' 8" x 7' 9" (4.47m x 2.37m) Stairs to first floor.
Cloakroom	4' 2" x 3' 8" (1.26m x 1.12m)
Sitting Room	14' 8" x 11' 3" (4.47m x 3.43m)
Dining Room	9' 11" x 8' 5" (3.02m x 2.56m)
Conservatory	10' 2" x 8' 7" (3.10m x 2.61m)
Kitchen	10' 4" x 9' 8" (3.15m x 2.94m)
Utility Room	6' 1" x 8' 0" (1.85m x 2.44m)
First Floor Landing	7' 3" x 10' 1" (2.22m x 3.08m) Airing cupboard.
Master Bedroom	12' 0" x 10' 0" (3.65m x 3.05m) Fitted wardrobes. Cupboard.
En-suite	8' 11" x 3' 10" (2.72m x 1.16m)
Bedroom 2	12' 1" x 10' 7" (3.68m x 3.22m)
Bedroom 3	8' 4" x 7' 3" (2.54m x 2.21m)
Bathroom	7' 2" x 6' 5" (2.18m x 1.95m)
Outside	To the front of the property is a lawned garden with driveway leading to the garage 16' 11" x 7' 10" (5.16m x 2.40m). The enclosed rear garden contains lawn and patio area with borders.



GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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.  
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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.