



GIBBINS RICHARDS 

3 Lloyd Close, Taunton TA1 5QU

£315,000

GIBBINS RICHARDS 
Making home moves happen

This link detached home includes the following accommodation; entrance hall with stairs to the first floor, kitchen, dining room and sitting room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden and off road parking for two cars. Gas central heating and double glazing throughout.

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

This conveniently located three bedroomed, link detached home is situated in a quiet close in the popular Comeytrove area and has been extended to the front, giving extra space to one of the double bedrooms. The property is just over a mile away from Musgrove Park Hospital, perfect for anyone needing to be close by, whilst the town centre is easily accessible.

THREE BEDROOMED LINK DETACHED HOME
ENCLOSED REAR GARDEN
OFF ROAD PARKING FOR TWO CARS
DOUBLE GLAZING
GAS CENTRAL HEATING
CLOSE TO MUSGROVE PARK HOSPITAL
POPULAR SCHOOL CATCHMENT AREA





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Entrance Hall	Stairs to first floor.
Dining Room	16' 6" x 7' 9" (5.03m x 2.36m)
Kitchen	10' 4" x 8' 0" (3.15m x 2.44m) Integrated fridge/freezer.
Sitting Room	16' 4" x 12' 0" (4.97m x 3.65m) Double glazed doors opening to the rear garden.
First Floor Landing	
Bedroom 3	9' 6" x 6' 6" (2.89m x 1.98m)
Bedroom 2	12' 5" x 9' 8" (3.78m x 2.94m)
Bedroom 1	13' 4" x 9' 3" (4.06m x 2.82m) Built-in wardrobes.
Bathroom	7' 0" x 5' 6" (2.13m x 1.68m)
Outside	To the front of the property is a driveway offering off road parking for two cars. Side access gate leading to the rear. The rear garden is mainly laid to lawn with an area of patio.



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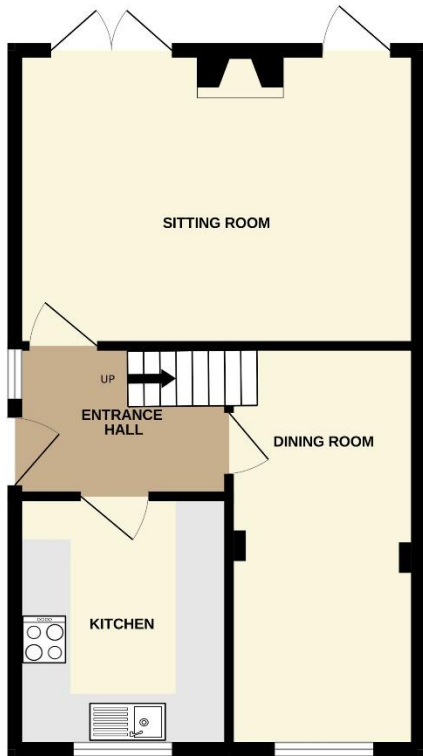


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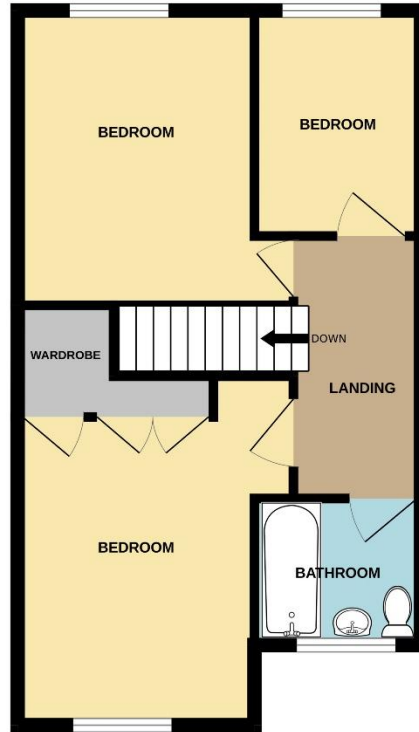


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GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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