



GIBBINS RICHARDS 

40 Sherford Road, Taunton TA1 3RH

£335,000

GIBBINS RICHARDS   
Making home moves happen



A three bedroomed extended end of terrace property located in the highly sought after area of Sherford, on the south side of Taunton. The well presented accommodation consists; entrance hall, cloakroom, kitchen/breakfast room, sitting room with wood burner, dining room extension, three first floor bedrooms and a re-fitted shower room. Externally the property benefits from off road parking, south facing rear garden and a single garage.

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

The property sits well back from the road and offers a great degree of frontage as well as an enclosed south facing rear garden leading to a single garage and off road parking. The property is situated on the edge of open countryside, whilst also being in a favoured area within walking distance of the picturesque Vivary park, which leads to the town centre itself. Popular schools are within easy reach as well as Musgrove Park Hospital.

END OF TERRACE HOME  
EXTENDED GROUND FLOOR ACCOMMODATION  
THREE BEDROOMS  
GROUND FLOOR CLOAKROOM  
SOUTH FACING REAR GARDEN  
SINGLE GARAGE AND PARKING  
GAS CENTRAL HEATING  
WALKING DISTANCE TO TOWN







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Hall

- Cloakroom 5' 0" x 2' 10" (1.52m x 0.86m)
- Kitchen/Breakfast Room 13' 11" x 11' 0" (4.24m x 3.35m) max. Integral cooker, hob, extractor fan and dishwasher.
- Sitting Room 16' 0" x 10' 0" (4.87m x 3.05m) Log burner.
- Dining Room 16' 0" x 8' 0" (4.87m x 2.44m) Doors opening to the rear garden.
- First Floor Landing 11' 0" x 3' 0" (3.35m x 0.91m) Access to loft space with light via pull down ladder. Airing cupboard housing the combination gas fired boiler.
- Bedroom 1 11' 10" x 10' 11" (3.60m x 3.32m) Fitted wardrobes.
- Bedroom 2 10' 11" x 10' 10" (3.32m x 3.30m)
- Bedroom 3 7' 0" x 6' 0" (2.13m x 1.83m)
- Shower Room 6' 0" x 5' 0" (1.83m x 1.52m)
- Outside Garage 16' 0" x 8' 0" (4.87m x 2.44m) with pedestrian door as well as up and over door. Side and rear access to the garden.



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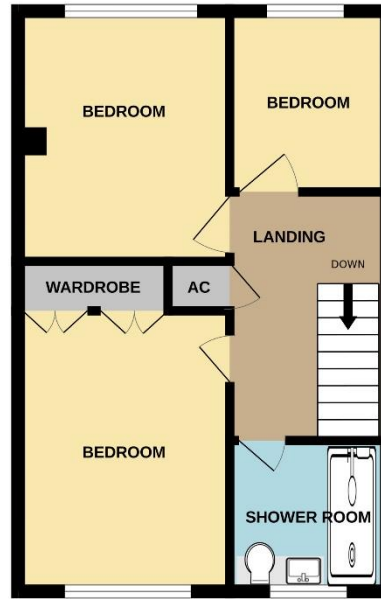


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GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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