



GIBBINS RICHARDS 

55 Parkfield Road, Taunton TA1 4SE

£350,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed semi detached home located in the sought after residential area of Parkfield. The well presented accommodation consists; entrance porch, hallway, sitting room, kitchen/dining room, conservatory, three first floor bedrooms and a family bathroom. Externally the property benefits from a paved driveway, single garage and a rear garden with a summerhouse.

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

The property is located within a short walk of a popular primary school as well as Musgrove Park Hospital. The town centre itself is easily accessible and provides a wide and comprehensive range of shopping and leisure facilities. The property is also with the catchment of Castle secondary school.

SEMI DETACHED HOME
THREE BEDROOMS
DRIVEWAY AND SINGLE GARAGE
LARGE REAR GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
GREAT SCHOOL CATCHMENTS
CLOSE TO MUSGROVE PARK HOSPITAL
WALKING DISTANCE TO TOWN



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Entrance Porch	7' 0" x 3' 0" (2.13m x 0.91m)
Hallway	11' 0" x 3' 0" (3.35m x 0.91m) Under stairs storage cupboard.
Sitting Room	13' 11" x 12' 0" (4.24m x 3.65m) Gas fire place.
Kitchen/Dining Room	18' 11" x 8' 0" (5.76m x 2.44m) Gas fired boiler concealed in a cupboard. Integral cooker, hob and extractor fan.
Conservatory	9' 0" x 9' 0" (2.74m x 2.74m)
First Floor Landing	8' 0" x 2' 10" (2.44m x 0.86m) Access to loft space. Airing cupboard.
Bedroom 1	14' 0" x 8' 0" (4.26m x 2.44m) Built-in wardrobes.
Bedroom 2	8' 0" x 8' 0" (2.44m x 2.44m) Built-in wardrobes.
Bedroom 3	8' 0" x 8' 0" (2.44m x 2.44m) max
Bathroom	8' 0" x 5' 0" (2.44m x 1.52m)
Outside	To the front of the property is an area of stone chipping and a side block paved driveway leading to the single garage 16' 11" x 7' 0" (5.15m x 2.13m) with light, power, up and over door and pedestrian access door at the rear. The enclosed rear garden is laid to lawn with a patio area, mature borders and a summerhouse 9' 11" x 9' 10" (3.02m x 2.99m) at the end of the garden.



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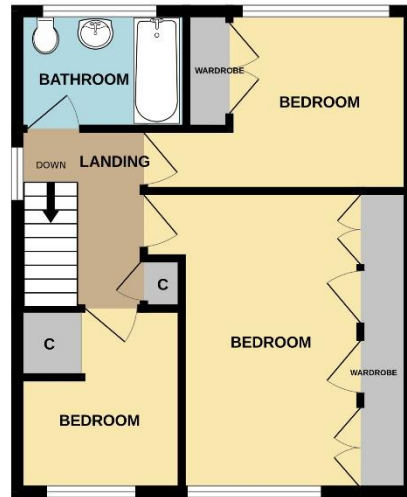


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GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 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.

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