



GIBBINS RICHARDS 

18 Beechfields, Taunton TA1 5PT

£289,950

GIBBINS RICHARDS 
Making home moves happen

An immaculately presented three bedroomed property in the heart of Comeytrowe, offering spacious accommodation, a beautifully south facing potted garden and two parking spaces. Early viewing is highly recommended.

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

The mid terrace property is accessed via a pathway which leads to the front door and in turn leads to the entrance hall. The kitchen is off to the left and is well fitted, behind which is a dining room with a door through to the sitting room and patio doors to the garden. On the first floor are three bedrooms, the master having an en-suite and there is also a family bathroom. The property has a rear courtyard garden, which is well stocked and has numerous seating areas and is predominantly south west facing. There are two allocated parking spaces behind the garden. Beechfields sits in a convenient position with easy access through to the services and shops at the Comeytrowe Centre and is also in close proximity to Musgrove Park Hospital, Taunton College and Castle School.

THREE BEDROOMED MID TERRACE PROPERTY
EXCELLENT COMEYTROWE LOCATION
TWO RECEPTION ROOMS
FAMILY BATHROOM AND EN-SUITE
ENCLOSED SOUTH WEST FACING GARDEN
TWO PARKING SPACES
EARLY VIEWING STRONGLY ADVISED
IMMACULATE CONDITION THROUGHOUT





Entrance Hall	7' 7" x 6' 6" (2.30m x 1.98m)
Sitting Room	14' 11" x 10' 11" (4.54m x 3.34m)
Dining Room	12' 2" x 8' 5" (3.70m x 2.56m)
Kitchen	9' 10" x 9' 0" (3.00m x 2.74m)
First Floor Landing	9' 8" x 9' 1" (2.94m x 2.78m)
Bedroom 1	12' 10" x 11' 0" (3.90m x 3.36m) Fitted wardrobe.
En-suite	6' 6" x 5' 3" (1.98m x 1.60m)
Bedroom 2	12' 10" x 9' 0" (3.90m x 2.74m) Storage cupboard.
Bedroom 3	7' 7" x 7' 6" (2.32m x 2.28m)
Bathroom	7' 3" x 5' 8" (2.20m x 1.72m)
Outside	Rear courtyard garden. Two off street parking spaces.



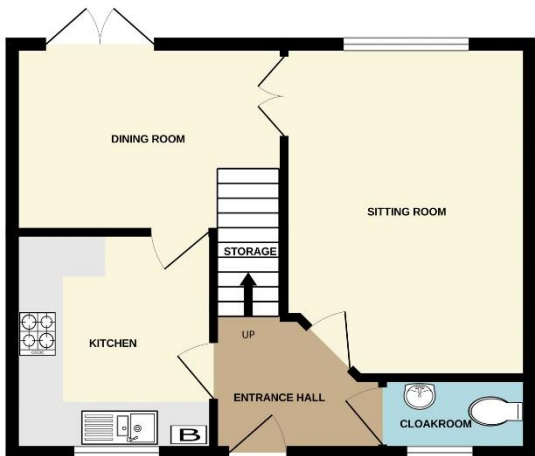
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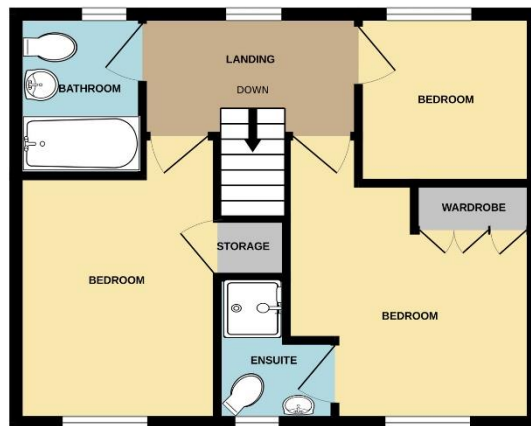
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GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk