



GIBBINS RICHARDS 

4 Heathfield Close, Creech Heathfield, Taunton TA3 5EP

£295,000

GIBBINS RICHARDS 
Making home moves happen

A very spacious detached bungalow located in a cul-de-sac position and with the added benefit of ample parking, a tandem garage and a much larger than average rear garden. The property could require some internal upgrading and an internal viewing is thoroughly recommended.

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

The property has a small entrance porch and entrance hall which leads to the internal accommodation. There is a sitting room, shower room, three bedrooms (two double and one single) and a kitchen/diner. There is also a lean-to area which acts as a small utility and access to the rear garden. The property does have gas central heating and double glazing, but could benefit from some internal updating, such as kitchen and bathroom re-decoration etc. There is a good sized loft which, subject to necessary planning consents, could be converted to additional accommodation. The bungalow sits in the middle of a large plot, which has ample parking to the front and a larger than average and very level rear garden. There is also a tandem garage. Heathfield Close is a cul-de-sac of similar bungalows on the edge of Creech Heathfield, which is a small sector of the village of Creech St Michael to the south east of Taunton. An internal viewing is highly recommended.

DETACHED THREE BEDROOMED BUNGALOW ON A GOOD SIZE PLOT
AMPLE PARKING
LARGE LEVEL REAR GARDEN
GOOD SIZED LOFT SPACE (IDEAL FOR CONVERSION, SUBJECT TO PLANNING CONSENTS)
GAS CENTRAL HEATING AND DOUBLE GLAZING
SOME INTERNAL UPGRADING REQUIRED
TANDEM GARAGE
CUL-DE-SAC POSITION
VIEWING HIGHLY RECOMMENDED





Entrance Porch	4' 6" x 2' 9" (1.38m x 0.84m)
Entrance Hall	15' 0" x 12' 9" (4.56m x 3.88m)
Sitting Room	17' 2" x 12' 0" (5.23m x 3.67m)
Bedroom 1	11' 8" x 11' 2" (3.55m x 3.40m)
Bedroom 2	11' 9" x 10' 2" (3.58m x 3.10m)
Bedroom 3	8' 6" x 7' 4" (2.59m x 2.23m)
Wet Room	8' 5" x 5' 2" (2.56m x 1.57m)
Kitchen/Diner	12' 2" x 11' 9" (3.71m x 3.58m) (maximum) L-shaped.
Lean-to	11' 2" x 4' 10" (3.41m x 1.47m)
Utility	9' 2" x 4' 11" (2.80m x 1.49m)
Outside	Tandem Garage 20' 8" x 8' 1" (6.30m x 2.47m) The front of the bungalow has a lawned area, beside which is a driveway providing parking for 4-5 cars and access to the garage. The rear garden is a surprisingly large area, very level and laid to lawn with fenced borders.



GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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