



GIBBINS RICHARDS   
Making home moves happen

26 Rowbarton Close, Taunton TA2 7DQ

£260,000

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An extended end of terrace property enjoying large corner plot gardens. The accommodation consists of; entrance hall, sitting/dining room, kitchen with Range oven, garden room, porch, wet room, three first floor bedrooms and bathroom, garage, driveway, gas central heating and double glazing.

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

The property has been extended over the years to provide a garden room addition, porch and wet room. The remainder of the accommodation includes three bedrooms and a first floor bathroom. Rowbarton Close is a cul-de-sac off George Street which in turn is off Kingston Road. The mainline railway station is nearby whilst the town centre itself is just over one mile distant.

EXTENDED END OF TERRACE  
ANNEX POTENTIAL  
SITTING/DINING ROOM  
WET ROOM  
THREE BEDROOMS  
BATHROOM  
LARGE CORNER PLOT GARDENS  
GARAGE AND PARKING  
GAS CENTRAL HEATING  
GARDEN ROOM







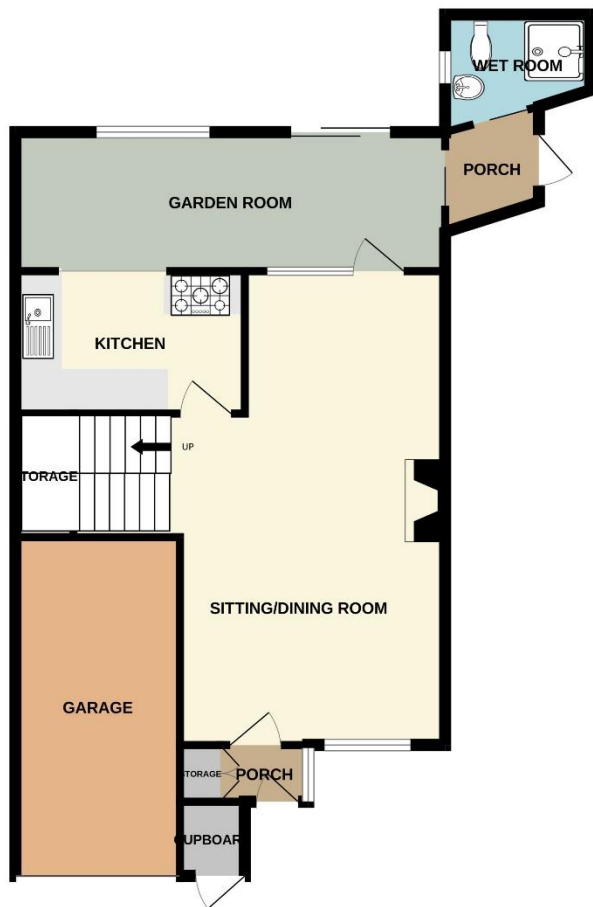
Entrance Porch	With cloaks cupboard.
Living Room	22' 11" x 12' 10" reducing to 8'7" (6.98m x 3.91m)
Dining/Sitting Room	19' 9" x 7' 0" (6.02m x 2.13m) With patio doors to rear garden.
Kitchen	11' 5" x 6' 6" (3.48m x 1.98m)
Wet Room	With shower, wash hand basin and low flush wc.
Side Porch	With door to outside.
First Floor Landing	
Bedroom 1	13' 2" x 9' 7" (4.01m x 2.92m) With recess wardrobe unit.
Bedroom 2	11' 0" x 10' 0" (3.35m x 3.05m) Fitted wardrobes and storage.
Bedroom 3	9' 7" x 7' 5" (2.92m x 2.26m) Built-in wardrobe.
Bathroom	6' 10" x 6' 9" (2.08m x 2.06m)
Outside	Driveway leading to an INTEGRAL GARAGE. Side access leads through to the rear garden which is of generous size and contains an 11' 0" x 8' 0" (3.35m x 2.44m) storage shed with basement area.





GROUND FLOOR  
751 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.6 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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