



GIBBINS RICHARDS

12 Richmond Park, Bishops Hull, Taunton TA1 5LL

£395,000

GIBBINS RICHARDS   
Making home moves happen

**BEAUTIFULLY PRESENTED DETACHED BUNGALOW WITH LONG REAR GARDEN!** A very well presented detached bungalow located in a sought after area with generous size garden backing onto playing fields. Hall, living room with multifuel fire, extended and well equipped kitchen/dining room, three bedrooms, shower room, useful office, garage and driveway. **EARLY VIEWING STRONGLY ADVISED!**

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

This detached bungalow is presented in excellent order throughout and benefits from an extended and well equipped kitchen/dining room. The kitchen includes a built-in oven, microwave, hob and fridge unit as well as a boiler cupboard containing a modern combination gas fired boiler. A side door leads into a useful lean-to with access to a study/work room and garage. Within the property there are three bedrooms and a living room containing a multi-fuel fire. One of the main features to the property is it's generous size rear garden which contains a number of attractive features and backs onto playing fields. The property is located in a sought after cul-de-sac which is within walking distance of Musgrove Park Hospital, Castle school, Taunton and Bridgwater college and Tesco supermarket.

DETACHED BUNGALOW  
CUL-DE-SAC LOCATION  
EXTENDED MODERN KITCHEN  
3 BEDROOMS  
SHOWER ROOM  
GOOD SIZE GARDEN  
GAS CENTRAL HEATING  
SOLAR PANELS  
DRIVEWAY AND GARAGE  
EASY ACCESS TO MUSGROVE PARK HOSPITAL





Hall	With linen and cloaks cupboard.
Sitting Room	12' 5" x 12' 1" extending to 13'5" into recess (3.78m x 3.68m) Multi-fuel fire.
Kitchen/ Dining Room	15' 10" x 15' 0" (4.82m x 4.57m) Containing boiler cupboard. Built-in fridge, oven and microwave units, ceramic hob unit, access to rear garden and side door to lean-to.
From hall access to :	
Bedroom 1	13' 0" x 10' 0" (3.96m x 3.05m)
Bedroom 2	12' 10" x 8' 0" (3.91m x 2.44m)
Bedroom 3	9' 9" x 7' 3" (2.97m x 2.21m)
Shower Room	7' 10" x 5' 7" (2.39m x 1.70m) Including double shower enclosure with rain head and mixer shower unit.
Side Covered Lobby	With doors to front and rear.
Work Room/ Study	9' 3" x 8' 0" (2.82m x 2.44m) Door into garage.
Outside	A paviour driveway and frontage. Attached Garage 16' 11" x 8' 3" (5.15m x 2.51m). Side access to rear garden which is of a generous size and includes a patio, seating area and shed and borders playing fields.



GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 £20 + VAT (E24) 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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