



GIBBINS RICHARDS 

1 Stonegallows, Taunton TA1 5JW

£450,000

GIBBINS RICHARDS 
Making home moves happen

NO ONWARD CHAIN - A four bed detached 1930's home located in the desirable Stonegallows area of Comeytrove on the south west side of Taunton. The well proportioned accommodation consists of: entrance hall, three reception rooms, kitchen, utility room, cloakroom, four bedrooms and family bathroom. Externally the property benefits from wrap-a-round gardens, detached double garage and ample off road parking.

Tenure: Freehold / Energy Rating: E-54 / Council Tax Band: E

Built to an attractive design, this detached home offers flexible and versatile accommodation and boasts three reception rooms to the ground floor. Stonegallows is a sought after residential area located on the south west side of Taunton, which contains a number of amenities and is within easy reach of Musgrove Park Hospital and Castle secondary school. For the commuter the M5 motorway at junction 26 is approximately four miles distant.

NO ONWARD CHAIN
1930'S DETACHED HOME
FOUR BEDROOMS
THREE RECEPTION ROOMS
UTILITY AND CLOAKROOM
WRAP-A-ROUND GARDENS
DETACHED DOUBLE GARAGE & AMPLE OFF ROAD PARKING
GAS CENTRAL HEATING
DOUBLE GLAZED
CLOSE TO AMENITIES





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Storm Porch	5' 9" x 2' 4" (1.76m x 0.70m)
Entrance Hall	19' 11" x 5' 9" (6.07m x 1.76m)
Sitting Room	13' 9" x 11' 4" (4.19m x 3.45m) Bay window and fireplace.
Dining Room	14' 3" x 10' 4" (4.34m x 3.14m) Bay window and fireplace.
Study	11' 4" x 8' 9" (3.45m x 2.66m) Fireplace.
Kitchen/Breakfast Room	14' 0" x 10' 4" (4.26m x 3.14m) Integral appliances.
Cloakroom	
Utility Room	5' 1" x 7' 7" (1.55m x 2.30m)
First Floor Landing	14' 5" x 6' 0" (4.40m x 1.84m)
Bedroom 1	15' 11" x 10' 4" (4.84m x 3.14m)
Bedroom 2	13' 9" x 11' 4" (4.19m x 3.45m)
Bedroom 3	8' 9" x 11' 4" (2.66m x 3.45m)
Bedroom 4	6' 4" x 7' 3" (1.93m x 2.20m)
Family Bathroom	6' 9" x 10' 4" (2.05m x 3.14m)
Outside	To the front of the property is a detached double garage with light and power. Paved driveway with ample off road parking. Wrap-a-round gardens.



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GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1STONEGALLOWS, TAUNTON, SOMERSET

TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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