



GIBBINS RICHARDS 

22 Glasses Mead, Taunton TA1 5QH

£450,000

GIBBINS RICHARDS 
Making home moves happen

A well appointed detached executive style home occupying the most pleasant end of cul-de-sac position with secluded gardens and double glazed conservatory addition. The accommodation consists of; spacious sitting room, conservatory, quality fitted kitchen, dining section, separate study, utility, cloakroom, four bedrooms including a re-fitted en-suite shower room to the master bedroom, which allows access to a large storage area which could lend itself for further accommodation.

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

Glasses Mead is a cul-de-sac of four bedroom executive homes that were constructed in the mid 1980's. This particular property enjoys a delightful secluded location fronting onto a green space with a number of mature trees and plants. Local facilities are close to hand, whilst Galmington contains a shopping parade, medical centre, primary school as well as Musgrove Park hospital, whilst secondary school education can be obtained at Castle school, which is within comfortable walking distance.

PLEASANTLY LOCATED DETACHED HOUSE
SECLUDED GARDENS
AMPLE OFF ROAD PARKING AND DOUBLE GARAGE
3 RECEPTIONS
4 BEDROOMS
RE-FITTED EN-SUITE SHOWER ROOM
QUALITY FITTED KITCHEN
DOUBLE GLAZED CONSERVATORY
CASTLE SCHOOL CATCHMENT
CONVENIENT REACH OF MUSGROVE PARK HOSPITAL



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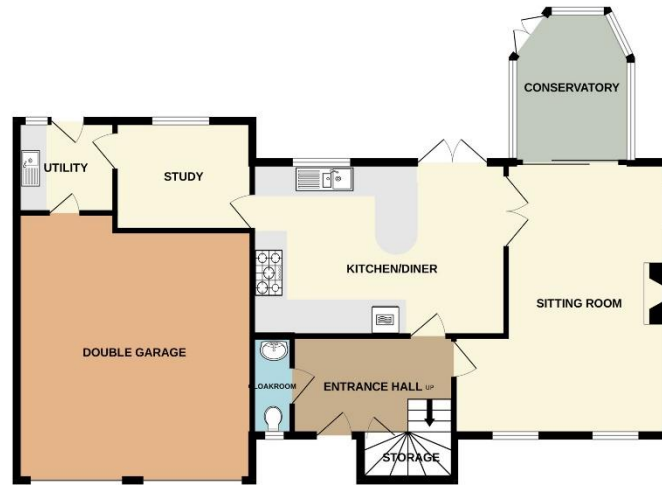
Hall	Under stairs storage.
Cloakroom	Re-fitted with a vanity wash basin, wc and ladder radiator.
Sitting Room	19' 10" x 11' 8" (6.04m x 3.55m) Fireplace surround. Double doors to kitchen/diner and access to;
Conservatory	10' 10" x 9' 5" (3.30m x 2.87m) Constructed in 2021 in brick and double glazing with self cleaning glass roof.
Kitchen/Diner	18' 5" x 12' 5" (5.61m x 3.78m) The kitchen was re-fitted by Robert Charles and provides a range of floor and wall cupboard units with granite worktops. Built-in Neff double oven, warming drawer, Miele fridge/freezer and five burner gas hob. Built-in dishwasher. Access to:
Study	9' 5" x 7' 10" (2.87m x 2.39m)
Utility Room	6' 10" x 6' 6" (2.08m x 1.98m) Containing the gas fired boiler. Plumbing for washing machine. Vent for tumble dryer. Access to garden as well as access to the double garage.
First Floor Landing	Access to loft space via a pull down ladder into fully boarded and insulated loft space. Linen cupboard with radiator.
Master Bedroom	13' 0" x 10' 5" (3.96m x 3.17m) Double wardrobe. re-fitted en-suite shower room with shower enclosure, vanity wash basin, wc, ladder radiator, door to large walk-in loft space with light and power. Please note this room could be easily adapted into additional living accommodation (subject to necessary planning consents).
Bedroom 2	11' 6" x 8' 8" (3.50m x 2.64m) Recess wardrobes. Dual aspect window.
Bedroom 3	9' 2" x 7' 8" (2.79m x 2.34m)
Bedroom 4	8' 10" x 7' 2" (2.69m x 2.18m) Built-in wardrobe unit.
Bathroom	Re-fitted suite with P shaped bath with shower, vanity wash basin and wc.
Outside	To the front of the property is a mature lawned garden with various bordering shrubs, trees and plants with an independent driveway providing ample off road parking as well as a double width driveway leading to the double garage 17' 0" x 16' 0" (5.18m x 4.87m) with light, power and electronic up and over doors. Access to a fully enclosed and private rear garden which comprises of a generous sized wide lawn section with various mature shrubs and plants. Paved patio and storage shed.





GROUND FLOOR
1107 sq.ft. (102.9 sq.m.) approx.

1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2098 sq.ft. (194.9 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.

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