



45 Priorswood Road, Taunton TA2 7PS

£349,950

**GIBBINS RICHARDS**   
Making home moves happen

A well presented and extended 1930's detached home boasting generous size accommodation including an extended sitting room and enlarged master bedroom with en-suite dressing area and en-suite shower room. Good size and mainly hard landscaped rear garden with access to a most useful double garage/workshop.

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

An internal viewing is highly recommended to fully appreciate this well presented home. The property benefits from a two storey extension to the rear, which has enlarged the main sitting room and master bedroom, which now carries a dressing area and en-suite shower room. The property is set well back from the road and is in close proximity to Tesco Express and is within easy access to the mainline intercity railway station and town centre itself.

EXTENDED ACCOMMODATION  
2 RECEPTIONS  
CONSERVATORY  
MODERN KITCHEN  
UTILITY AND DOWNSTAIRS WC  
3 BEDROOMS  
EN-SUITE SHOWER AND DRESSING AREA  
LOW MAINTENANCE GARDENS  
DOUBLE GARAGE  
HOT TUB INCLUDED



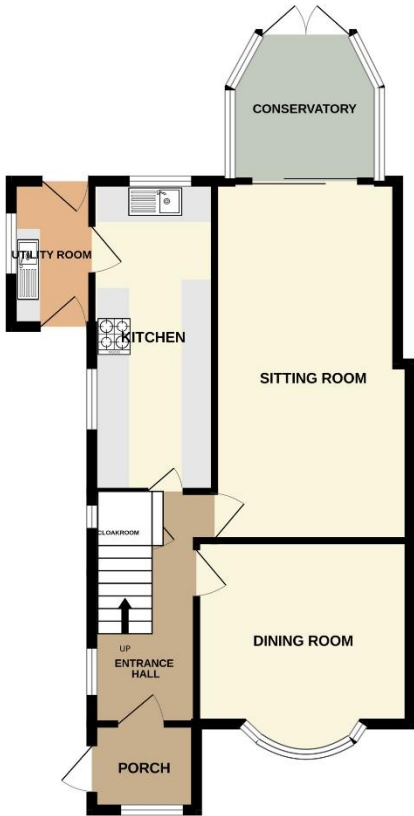


Entrance Porch

Hall	With under stairs storage cupboard and under stairs <b>cloakroom</b> containing wc and hand wash basin.
Dining Room	11' 8" plus bay x 10' 0" (3.55m x 3.05m) Double glazed bay window to front.
Sitting Room	18' 6" x 9' 5" (5.63m x 2.87m) Double glazed patio doors to:
Conservatory	10' 0" x 7' 8" (3.05m x 2.34m) Tiled flooring and double glazed door to the rear.
Kitchen	16' 0" x 6' 8" (4.87m x 2.03m) Incorporating built-in double oven, four ring gas hob with chimney style extractor hood.
Utility Room	7' 5" x 4' 6" (2.26m x 1.37m) Plumbing for washing machine, sink unit and double glazed doors to front and rear.
First Floor Landing	Access to loft space.
Bedroom 1	11' 5" x 8' 10" (3.48m x 2.69m) Two double fitted wardrobes. Large opening to:
Dressing Area	10' 0" x 7' 8" (3.05m x 2.34m)
En-suite Shower Room	7' 5" x 5' 8" (2.26m x 1.73m) Shower enclosure, wall mounted wash basin, close coupled wc and towel radiator.
Bedroom 2	12' 2" x 9' 6" (3.71m x 2.89m) Wall to wall recess wardrobes and storage.
Bedroom 3	8' 0" x 6' 8" (2.44m x 2.03m) With the addition of a door recess. Double wardrobe.
Bathroom	5' 8" x 5' 8" (1.73m x 1.73m) Re-fitted suite including double ended bath, wc, wall mounted wash hand basin and recessed store cupboard.
Outside	To the front of the property is a long gravelled front garden. The rear garden has been mainly hard landscaped including a block paviour patio, hot tub set on a decking platform, corner shrub bed, double glazed potting shed with gate to a small vegetable patch and access to a <b>double garage/workshop</b> 17' 5" x 15' 0" (5.30m x 4.57m) with light, power and roller door.



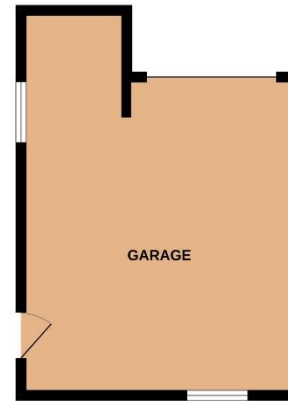
GROUND FLOOR  
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



GARAGE  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 1435 sq.ft. (133.3 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.



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