



GIBBINS RICHARDS 

121 Redlake Drive, Taunton TA1 2RU

£285,000

GIBBINS RICHARDS 
Making home moves happen

This four bed detached home is located in a quiet cul-de-sac in the popular residential area of Blackbrook. The accommodation has recently been decorated and consists of; entrance hall, cloakroom, kitchen, sitting/dining room, four first floor bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden, integral garage and driveway. AVAILABLE WITH NO ONWARD CHAIN.

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

Redlake Drive is situated in a popular area which contains local amenities to include leisure centre, primary school and shopping parade. Taunton town centre is approximately one mile distant whilst the M5 motorway at junction 25 is easily accessible. The accommodation is warmed by a gas boiler which was installed in 2019 and is complete with double glazing throughout.

DETACHED HOME
FOUR BEDROOMS
CLOAKROOM
DRIVEWAY
INTEGRAL GARAGE
PRIVATE ENCLOSED REAR GARDEN
CLOSE TO AMENITIES
GAS CENTRAL HEATING
NEW CARPETS THROUGHOUT
NO ONWARD CHAIN

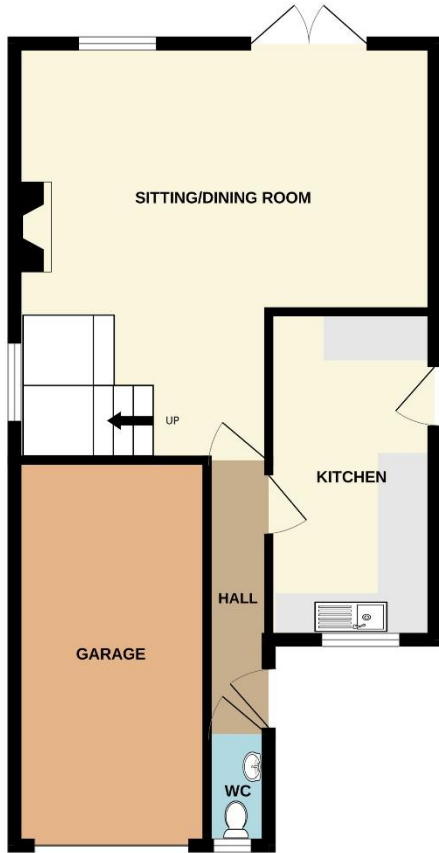




Entrance Hall	11' 0" x 2' 11" (3.35m x 0.89m)
Cloakroom	4' 10" x 2' 10" (1.47m x 0.86m)
Sitting/Dining Room	17' (narrowing to 8') 0" x 14' 0" (narrowing to 11') (5.18m x 4.26m)
Kitchen	13' 11" x 6' 0" (4.24m x 1.83m) External door.
First Floor Landing	5' 0" x 5' 0" (1.52m x 1.52m) Access to loft space.
Bedroom 1	11' 0" x 8' 0" (3.35m x 2.44m) Built-in wardrobes.
Bedroom 2	11' 0" x 7' 0" (3.35m x 2.13m) Built-in wardrobes.
Bedroom 3	10' 0" (narrowing to 7') x 9' 0" (3.05m x 2.74m)
Bedroom 4	6' 0" x 5' 0" (1.83m x 1.52m) Built-in wardrobe.
Bathroom	6' 0" x 5' 0" (narrowing to 4') (1.83m x 1.52m)
Outside	To the front of the property is a driveway leading to an integral single garage. Enclosed rear garden with lawn, small patio area and decked area.



GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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