



1 Kings Square, Taunton TA1 3FN

£367,500

GIBBINS RICHARDS   
Making home moves happen



Welcome to this well presented four bedroom end of terrace home, once a show home in the prestigious gated community just a stones throw away from the town of Taunton. In brief, the accommodation comprises of; entrance hall with cloakroom, large open plan sitting/dining room and well appointed kitchen with Bosch fitted appliances. On the first floor are three good size bedrooms and the family bathroom. To the second floor is the master bedroom with fitted wardrobes and an en-suite shower room. The property backs onto St Joesphs Field and is a short stroll from the town centre.

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

Situated in the heart of Taunton this fantastic town house could not be more convenient. Sitting in a gated community and fronting on to a lovely open green area it really offers space, light and charm. The property sits in the catchment for great schooling, and is also on the door step of the popular kings College and Richard Huish college. The town centre and wonderful Vivary park are only a 5 minute walk from the door. The property is presented in good condition from top to bottom and our sellers have found a property that they wish to purchase.

SECURE GATED ENTRANCE  
CLOSE TO THE TOWN CENTRE AND VIVARY PARK  
COMMUNAL RECREATIONAL AREA  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
FOUR GOOD SIZE BEDROOMS  
EN-SUITE SHOWER ROOM  
WELL PRESENTED THROUGHOUT  
LOW MAINTENANCE GARDEN  
TWO PARKING SPACES







Entrance door into;

Hallway                   Stairs to first floor with cupboard under.

Cloakroom                 Double glazed window to front. Low level wc and wash hand basin.

Sitting/Dining Room     19' 2" x 16' 4" (5.84m x 4.97m) Double glazed French doors to rear with double glazed windows along side. Open plan to:

Kitchen                    16' 7" x 8' 7" (5.05m x 2.61m) An extensive range of white gloss fitted units with integrated Bosch appliances to include; washing machine, dishwasher, double oven, hob, hood and microwave. Double glazed bow window to front and tiled floor.

First Floor

Bedroom 4                 10' 3" x 7' 0" (3.12m x 2.13m) Double glazed window to rear.

Bedroom 2                 14' 3" x 9' 0" (4.34m x 2.74m) Double glazed window to rear. Built-in double wardrobe.

Bedroom 3                 10' 8" x 8' 8" (3.25m x 2.64m) Double glazed window to rear.

Bathroom                 Double glazed window to front. Low level wc, wash hand basin and bath with shower over.

Second Floor

Boiler/Store Room

Master Bedroom         15' 6" x 12' 4" (4.72m x 3.76m) Double glazed Dormer window to front. Built-in wardrobes. Door to;

En-suite

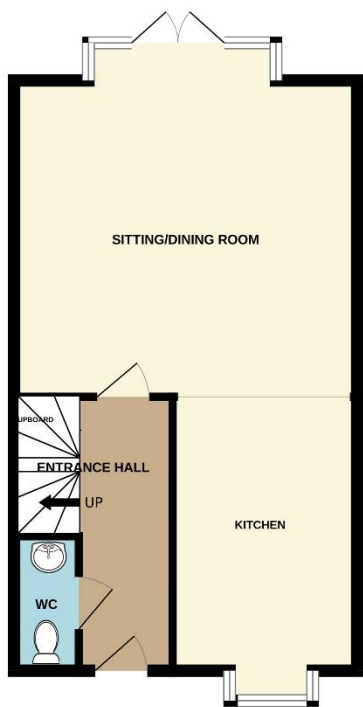
Shower Room            Double shower cubicle, low level wc, wash hand basin and extractor fan.

Outside

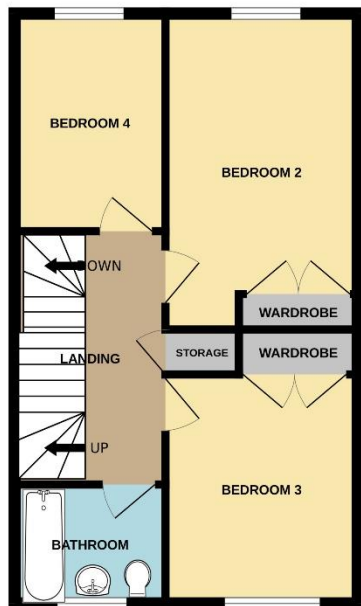
To the front there is a driveway for one vehicle and a pathway to the entrance door. Further parking space opposite. The rear garden is laid to lawn with a footpath to gated rear access and enclosed by boundary wooden fencing.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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