



GIBBINS RICHARDS 

4 Cousins Cottages, Sherford Road, Taunton TA1 3QZ
Guide Price £395,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully positioned and very attractive end of terrace period cottage offering extended accommodation, south east facing gardens and a garage in a nearby block.

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

The property has an abundance of character features and space that is seldom available on the market in this position, a tucked away cul-de-sac in the popular Sherford area of Taunton. The interior offers an entrance porch, entrance hall, sitting room with log burner, additional reception room and extended garden room, breakfast room, kitchen and utility. To the first floor are three good sized bedrooms and a family bathroom. The property has a rear courtyard garden and a beautifully planted south easterly facing garden to the front. The home is excellently presented throughout with many character features including exposed wooden floors, log burner and built-in wardrobes in the bedrooms. There is a garage in a nearby block. The best asset of this property is its position, the town centre and Vivary Park is a short walk away to the north and there are many open countryside walks to the south and south-east. A beautiful place to live, viewing is highly recommended.

ATTRACTIVE AND EXTENDED PERIOD COTTAGE
QUIET POPULAR RESIDENTIAL CUL-DE-SAC POSITION
COTTAGE GARDENS - REAR COURTYARD
GARAGE IN A NEARBY BLOCK
NON RESTRICTED PARKING
EXTENDED GROUND FLOOR
THREE RECEPTION AREAS
BREAKFAST ROOM
GOOD SIZED BEDROOMS WITH BUILT-IN WARDROBES
VIEWING HIGHLY RECOMMENDED





GIBBINS RICHARDS ▲

Entrance Porch

Entrance Hall

Sitting Room 11' 11" x 11' 8" (3.63m x 3.55m)

Dining Room 12' 3" x 8' 4" (3.73m x 2.54m) Leads to;

Family Room 9' 1" x 8' 9" (2.77m x 2.66m) Doors opening to the garden.

Breakfast room 8' 9" x 8' 6" (2.66m x 2.59m)

Kitchen 12' 3" x 8' 8" (3.73m x 2.64m)

Utility Room 5' 4" x 5' 2" (1.62m x 1.57m)

First Floor Landing

Bedroom 1 11' 6" x 11' 1" (3.50m x 3.38m) Built-in wardrobes.

Bedroom 2 11' 1" x 8' 5" (3.38m x 2.56m) Built-in wardrobe.

Bedroom 3 11' 1" x 8' 0" (3.38m x 2.44m) maximum. Built-in cupboard.

Bathroom 11' 1" x 5' 7" (3.38m x 1.70m)

Outside There is a garage in a nearby block. To the front of the property is pretty cottage gardens, which enjoy a semi rural outlook with many mature trees and shrubs. To the rear is a courtyard garden.



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲

GROUND FLOOR



1ST 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.
Made with Metropix ©2024.

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