



16 Broughton Park, Shoreditch, Taunton TA3 7BJ

£162,000

GIBBINS RICHARDS 
Making home moves happen

Set in arguably the best position within the site having extensive views over local farmland. The property offers spacious accommodation briefly comprising of; hallway, sitting room, dining room, two double bedrooms and a shower room. The property also benefits from LPG heating, uPVC double glazing and off road parking. Available with no onward chain.

Tenure: Freehold / Energy Rating: N/A / Council Tax Band: N/A

Shoreditch is approximately two miles south from Taunton town centre and is a lovely village area set in beautiful countryside. Ideal location for piece and quite without being isolated.

DOUBLE UNIT PARK HOME
WELL PRESENTED
TWO DOUBLE BEDROOMS
MODERN SHOWER ROOM
BUILT-IN WARDROBES AND CUPBOARDS
LARGE SITTING ROOM WITH VIEWS OVER LOCAL FARMLAND
NO ONWARD CHAIN
OFF ROAD PARKING
PRIVATE WELL MAINTAINED GARDENS





Entrance via uPVC door into;

Hallway

Bedroom 1 11' 9" x 9' 7" (3.58m x 2.92m) Double glazed window to front. Built-in triple wardrobes. Vanity sink. Storage cupboard and built-in drawers.

Bedroom 2 9' 7" x 8' 3" (2.92m x 2.51m) Double glazed window to front. Built-in triple wardrobes. Storage cupboard and built-in drawers.

Shower Room 5' 9" x 5' 4" (1.75m x 1.62m) Double glazed window to side. Double shower cubicle with chrome heated towel rail, vanity wash hand basin and low level wc.

Dining Room 10' 1" x 7' 1" (3.07m x 2.16m) Double glazed window to side. Laminated flooring. Door to airing cupboard. Door to;

Kitchen 10' 3" x 9' 4" (3.12m x 2.84m) Double glazed window and door to side. A range of base and wall mounted units. Rolled edge work surfaces. Space for washing machine, upright fridge/freezer and cooker.

Sitting Room 19' 7" x 11' 2" (5.96m x 3.40m) Two double glazed bay windows to rear with views overlooking local farmland. Double glazed window to side. Gas fire with hearth.

Outside The garden has a lawn area with patio and gravel to the front with footpath to entrance. Shallow steps to the entrance door. Off road parking for one car, plus various visitor spaces. The rear garden is enclosed by hedgerow with gated access to side.



GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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.



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