

16 Broughton Park, Shoreditch, Taunton TA3 7BJ £162,000

GIBBINS RICHARDS A
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, up-

right 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

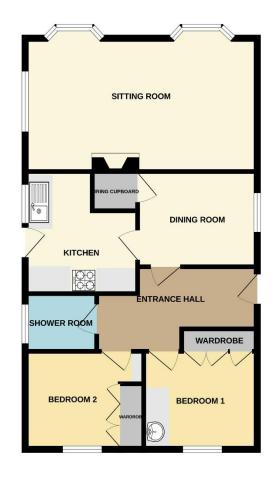
front with footpath to entrance. Shallow steps to the entrance door. Off road parking for one car, plus various visitor spaces. The rear garden is enclosed by hedgerow

with gated access to side.













TOTAL FLOOR AREA: 684 sq.ft. (63.5 sq.m.) approx.

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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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.