



GIBBINS RICHARDS 

13 Midford Road, Taunton TA1 2JJ

£279,000

GIBBINS RICHARDS 
Making home moves happen

A very cleverly extended mid terrace home offering excellent three bedroomed accommodation in a popular and convenient part of town.

Tenure: Freehold / Energy Rating: D-67 / Council Tax Band: B

The property is accessed through an entrance door into an entrance hallway, with a door off to the sitting room to the left. The hallway, in turn, then leads to a good sized middle room and access to the kitchen. The middle room then leads to the extension, which is currently being used as a study/family room. There is also a ground floor wc. On the first floor there are three good sized bedrooms and a family bathroom. The property is further enhanced by a veranda area to the rear, providing an excellent space for entertaining and outdoor dining in the warmer months. There is a lawned garden with a good sized shed and fence either side. The property comes with gas central heating, off road parking for two cars and is very well presented throughout. This is deemed an ideal first time buy or step-up the property ladder and an early viewing is thoroughly recommended.

THREE DOUBLE BEDROOMS
THREE RECEPTION ROOMS
LARGE GARDEN WITH VERANDA
OFF ROAD PARKING FOR TWO CARS
CLOSE TO TOWN CENTRE
GAS CENTRAL HEATING
DOUBLE GLAZING
GROUND FLOOR CLOAKROOM





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Entrance Hall	8' 1" x 6' 0" (2.46m x 1.83m)
Sitting Room	14' 9" x 10' 2" (4.49m x 3.10m)
Dining Room	17' 3" x 8' 2" (5.25m x 2.49m)
Family Room/Study Area	9' 9" x 8' 5" (2.97m x 2.56m)
Cloakroom	
Kitchen	10' 2" x 9' 9" (3.10m x 2.97m)
First Floor Landing	Access to roof space.
Bedroom 1	14' 0" x 10' 2" (4.26m x 3.10m)
Bedroom 2	14' 6" x 8' 4" (4.42m x 2.54m)
Bedroom 3	10' 3" x 9' 10" (3.12m x 2.99m)
Bathroom	6' 8" x 5' 2" (2.03m x 1.57m)
Outside	To the front of the property is a driveway for two vehicles. Side access leads to the rear garden. Large rear garden mainly laid to lawn and contains a lovely veranda area 17' 1" x 11' 4" (5.20m x 3.45m). Large shed.



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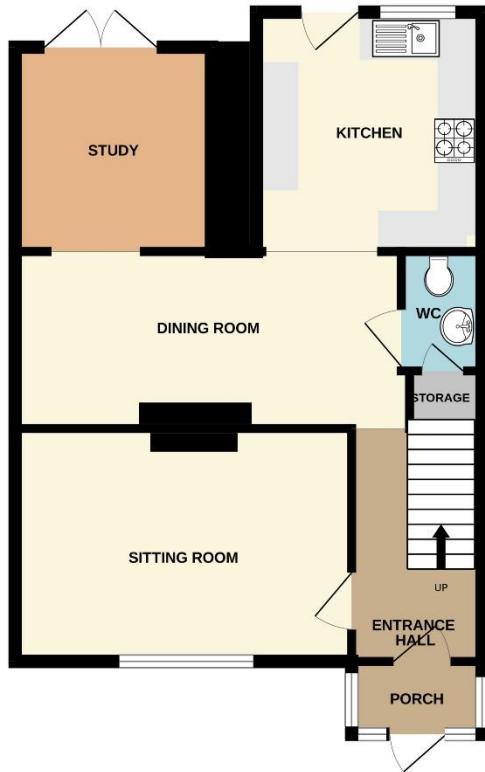


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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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