



GIBBINS RICHARDS 

5 Shuttern, Taunton TA1 4ET  
£240,000

GIBBINS RICHARDS   
Making home moves happen

This well presented Grade II listed period town house provides spacious contemporary style accommodation arranged over three floors. The accommodation consists of; entrance hall, sitting room, dining room, kitchen, utility and cloakroom. To the first floor there is a double bedroom and four piece bathroom suite, followed by two further double bedrooms a cloakroom to the second floor. Externally the property benefits from a low maintenance rear garden.

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

The property occupies a particularly convenient location opposite the county courts and is within easy walking distance of the town centre, Vivary Park and Musgrove Park hospital, whilst being within the catchment for Castle secondary school. The accommodation is warmed via a newly installed combination boiler and has partially refurbished sash windows.

VICTORIAN TERRACE HOME  
GRADE II LISTED  
THREE DOUBLE BEDROOMS  
CLOAKROOM AND UTILITY  
FOUR PIECE BATHROOM SUITE  
TWO RECEPTION ROOMS  
LOW MAINTENANCE REAR GARDEN  
WALKING DISTANCE TO TOWN  
CASTLE SECONDARY SCHOOL CATCHMENT  
WELL PRESENTED ACCOMMODATION



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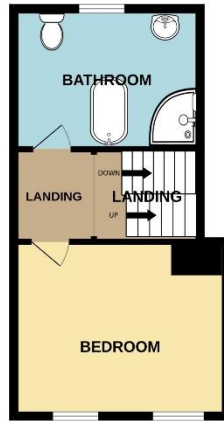
Entrance Hall	Stairs to first floor.
Sitting Room	15' 7" x 10' 5" (4.75m x 3.17m)
Dining Room	12' 6" x 9' 0" (3.81m x 2.74m)
Kitchen	19' 2" x 6' 9" (5.84m x 2.06m)
Utility Room	10' 8" x 6' 3" (3.25m x 1.90m) Door to garden.
Cloakroom	6' 9" x 3' 6" (2.06m x 1.07m)
First Floor Landing	
Bedroom 1	13' 5" x 10' 0" (4.09m x 3.05m)
Bathroom	12' 2" x 9' 0" (3.71m x 2.74m) Four piece suite.
Second Floor Landing	
Bedroom 2	13' 7" x 10' 0" (4.14m x 3.05m)
Bedroom 3	12' 2" x 9' 0" (3.71m x 2.74m)
Cloakroom	
Outside	Hard landscaped rear garden.



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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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