




GIBBINS RICHARDS 

18 Bowmont Grove, Taunton TA1 2RF
£239,950

GIBBINS RICHARDS 
Making home moves happen

NO CHAIN! This two bedroomed semi-detached home is located in the popular residential area of Blackbrook. The well presented accommodation consists of; entrance hall, sitting room, kitchen, two double bedrooms and a family bathroom. Externally the property benefits from a good sized rear garden with side and rear access and driveway space for several vehicles.

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

The property is offered to the market with no onward chain. New energy A rated double glazed units have been recently fitted to increase the performance of the uPVC double glazing throughout the property, presenting itself as a perfect opportunity for first time buyers or rental investors. Bowmont Grove is a quiet cul-de-sac on the popular Blackbrook development. Only 1.5 miles to Taunton Town centre, which provides a vast array of both retail and leisure facilities. The M5 motorway at junction 25 is a mere 2 miles away, perfect for those requiring easy access.

NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
OFF ROAD PARKING FOR SEVERAL VEHICLES
LARGE REAR GARDEN
ENERGY A RATED DOUBLE GLAZED UNITS
GAS CENTRAL HEATING
QUIET CUL-DE-SAC POSITION
POPULAR RESIDENTIAL AREA
CLOSE TO AMENITIES





Hall

Sitting/Dining Room 13' 8" x 11' 6" (4.16m x 3.50m)

Kitchen 11' 5" x 7' 0" (3.48m x 2.13m)

First Floor Landing

Bedroom 1 11' 0" x 10' 1" (3.35m x 3.07m)

Bedroom 2 11' 6" x 7' 2" (3.50m x 2.18m)

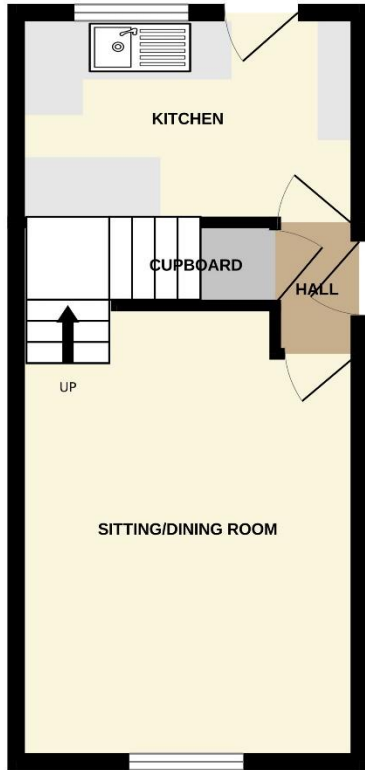
Bathroom 8' 6" x 5' 2" (2.59m x 1.57m)

Outside

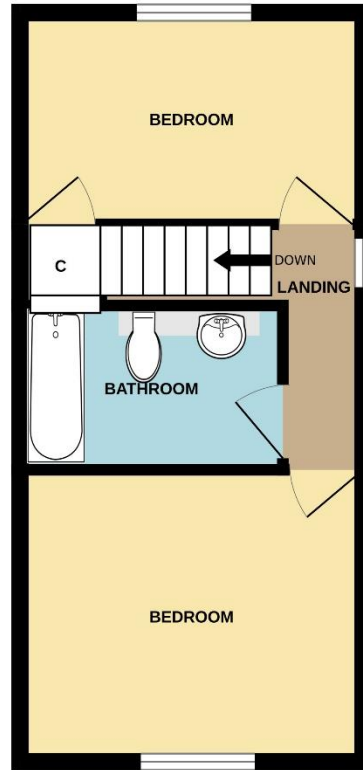
The sizeable plot offers off road parking for at least four cars both in front and to the side of the property. To the rear is a well sized garden with side and rear access, mostly laid to lawn with an area of patio.



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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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.

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