



GIBBINS RICHARDS 

150 Cheddon Road, Taunton TA2 7AH

Guide Price £450,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented and unusual three storey Victorian semi detached home offered to the market with off road parking, private gardens, immaculate interior and top floor annexe potential. An internal viewing is highly recommended.

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

The Victorian semi detached property is located behind two vehicle gates and is accessed via Wedlands, just off of Cheddon Road. There is off street parking for a few cars and also a single garage. Access via the front door in to an impressive entrance hall which offers stairs to the first floor landing and access through to the principle reception rooms. The front sitting room has a bay window and a period style fire place and to the rear is a large dining area, with patio doors out to the garden and then open plan to a modern fitted kitchen. Beyond this is a utility room and ground floor shower room. The first floor landing offers three traditional bedrooms and a family bathroom, and to the top floor there is a wonderfully presented attic space which offers a bedroom with a sitting area, dressing room and cloakroom. Externally the property has a block paved driveway which is open plan to a courtyard garden. There is a single garage. There is a patio garden accessed from the dining room which leads to a sunny and private lawned garden. In all, this is a superb property offering plenty of space and flexibility. The property is well presented throughout and would welcome a contemporary family or those seeking to find space for a dependant relative on the top floor. A fabulous property, viewing highly recommended.

THREE STOREY VICTORIAN SEMI DETACHED HOME
PRIVATE OFF ROAD PARKING AND GARAGE
FOUR BEDROOMS
ANNEXE POTENTIAL ON THE TOP FLOOR
TWO RECEPTION ROOMS
MODERN FITTED KITCHEN
THREE BATHROOMS
BEAUTIFULLY PRESENTED THROUGHOUT
MANY CHARACTER FEATURES
PRIVATE GARDENS





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Entrance Hall	15' 3" x 14' 8" (4.64m x 4.48m)
Sitting Room	12' 9" x 11' 5" (3.88m x 3.48m) Plus bay window.
Dining Room	12' 7" x 10' 11" (3.83m x 3.32m)
Kitchen	10' 9" x 9' 11" (3.27m x 3.02m) (obscure shape)
Utility Room	8' 6" x 7' 0" (2.58m x 2.13m)
Shower Room	6' 10" x 5' 9" (2.08m x 1.75m)
First Floor Landing	
Bedroom 1	12' 9" x 11' 8" (3.88m x 3.55m)
Bedroom 2	11' 0" x 9' 10" (3.35m x 2.99m)
Bedroom 3	10' 9" x 8' 9" (3.27m x 2.66m)
Bathroom	9' 10" x 7' 6" (2.99m x 2.28m)
Second Floor	
Open Plan Bedroom	10' 1" x 10' 5" (3.07m x 3.17m)
Sitting Area	11' 9" x 8' 9" (3.58m x 2.66m) Open place stair case and Velux window.
Dressing Room	9' 5" x 7' 0" (2.87m x 2.13m) With eaves storage.
Cloakroom	7' 5" x 4' 10" (2.25m x 1.48m)
Outside	The property has enclosed gardens which are laid to patio to the rear and lawn to the side. There is also a block paved driveway to the front and a garage.



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GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.

2ND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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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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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