



GIBBINS RICHARDS 

36 Wellington New Road, Taunton TA1 5NF

£425,000

GIBBINS RICHARDS 
Making home moves happen

A most beautifully presented 1930's semi detached home with a later extension providing wonderfully flexible four bedroomed accommodation.

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

The property offers a beautifully flexible and character interior which is accessed via an entrance porch which leads to the entrance hall with stairs up to the first floor. There is a sitting room to the left and then a kitchen straight ahead with an extension to the rear, providing a wonderful light and airy social space with a pleasant outlook towards the rear garden. There is also the original dining room which is currently used as a second room. The extension to the rear offers a lobby and a third reception room or fourth bedroom with doors again out to the rear garden. There is also a shower room with underfloor heating. To the first floor there are three good sized bedrooms and a family bathroom. The property has a wonderful feel internally and many character features throughout and the extension has augmented an enhanced living space significantly. An internal viewing is highly recommended at the earliest opportunity.

EXTENDED 1930'S SEMI DETACHED HOME
THREE / FOUR BEDROOMS
THREE / FOUR RECEPTION ROOMS
TWO BATHROOMS
ENCLOSED REAR GARDEN
AMPLE DRIVEWAY PARKING
CONVENIENT LOCATION
CLOSE TO CASTLE SECONDARY SCHOOL AND MUSGROVE PARK HOSPITAL
MANY CHARACTER FEATURES THROUGHOUT
EARLY VIEWING IS HIGHLY RECOMMENDED





Entrance Porch

Entrance Hall

Sitting Room

Kitchen

Dining / Breakfast Area

Drawing Room

Extension

Bedroom 4 /
Sitting Room

Shower Room

Covered Area

First Floor Landing

Bedroom 3

Bedroom 1

Bedroom 2

Family Bathroom

Outside

With cupboard and larder.

14' 2" x 12' 2" (4.31m x 3.71m) plus bay.

8' 9" x 7' 10" (2.66m x 2.39m)

19' 1" x 6' 8" (5.81m x 2.03m)

12' 11" x 12' 2" (3.93m x 3.71m)

With lobby area.

16' 2" x 8' 2" (4.92m x 2.49m) Doors
opening to the rear garden.

7' 2" x 4' 10" (2.18m x 1.47m) Underfloor
heating.

15' 8" x 8' 9" (4.77m x 2.66m)

Access to loft space.

8' 3" x 7' 10" (2.51m x 2.39m)

12' 2" x 10' 8" (3.71m x 3.25m) plus bay.

13' 0" x 12' 2" (3.96m x 3.71m)

7' 9" x 8' 5" (2.36m x 2.56m)

To the front of the property is off street
parking on the driveway and to the rear is
a lovely enclosed garden.

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GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1544 sq.ft. (143.4 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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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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