



GIBBINS RICHARDS 

1 Sutherland Close, Taunton TA1 4LE

Guide Price £385,000

GIBBINS RICHARDS   
Making home moves happen

A beautifully refurbished three bedroomed detached house, located in an ever popular part of Taunton, offered to the market with no onward chain. An early viewing is encouraged.

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

The refurbished property is accessed via a front entrance porch which then leads to an entrance hall, which has original parquet flooring, as is the adjoining sitting/dining room. There is a ground floor cloakroom and the hallway then leads to a lovely kitchen/breakfast room with a fully fitted modern kitchen and breakfast table space. A more recent addition leads to an area behind the garage which is a single storey extension, currently offered as a utility/study with double doors out to the rear garden. To the first floor are three bedrooms and a modern fitted bathroom. The property is presented beautifully throughout with new fittings including kitchen, bathroom, refurbished flooring and decor. The rear garden is an enclosed space bordered by a mature hedge, abundant with wildlife and a beautiful private sun trap garden laid to lawn and decking with a shed and various seating areas. To the front of the property is a driveway providing parking for 2/3 cars and access to the garage. Sutherland Close is a very popular cul-de-sac just off of Queensway in Galmington, giving good access to local schools, Musgrove Park Hospital and the town centre.

REFURBISHED THREE BEDROOMED DETACHED HOME  
EVER POPULAR RESIDENTIAL AREA  
IMMACULATE INTERIOR  
RE-FITTED THROUGHOUT  
SITTING / DINING ROOM WITH PARQUET FLOORING  
KITCHEN/BREAKFAST ROOM  
ADDITIONAL UTILITY ROOM / STUDY  
ATTACHED GARAGE  
AMPLE PARKING  
OFFERED WITH NO ONWARD CHAIN





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Entrance Porch	
Entrance Hall	Parquet flooring.
Cloakroom	
Sitting Room	15' 7" x 11' 3" (4.75m x 3.43m) Parquet flooring. Opens to;
Dining Area	14' 8" x 8' 5" (4.47m x 2.56m) Parquet flooring.
Kitchen/Breakfast Room	14' 2" x 9' 0" (4.31m x 2.74m)
Utility/Study	17' 5" x 8' 5" (5.30m x 2.56m)
First Floor Landing	
Bedroom 1	14' 1" x 11' 4" (4.29m x 3.45m)
Bedroom 2	12' 1" x 11' 5" (3.68m x 3.48m)
Bedroom 3	9' 8" x 6' 11" (2.94m x 2.11m)
Bathroom	6' 10" x 5' 4" (2.08m x 1.62m)
Outside	Ample parking to the front of the property for 2/3 cars. Attached garage 15' 8" x 9' 5" (4.77m x 2.87m). Enclosed rear garden laid to lawn and decked areas, bordered by mature hedging and fencing. An ideal and private sun trap.



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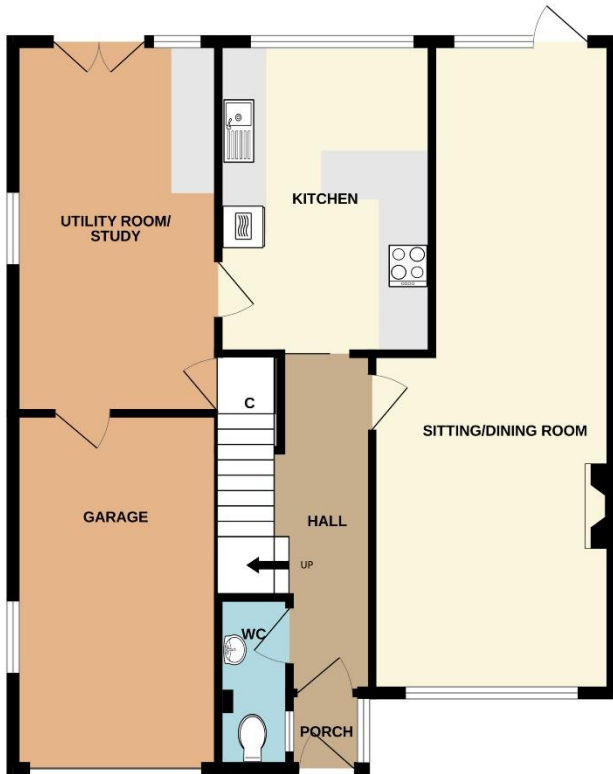


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GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 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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