



GIBBINS RICHARDS 

2 Kenwyn Close, Taunton TA1 2RG

£225,000

GIBBINS RICHARDS 
Making home moves happen

A well presented modern two bedroomed semi detached house with off street parking and enclosed rear gardens. Offered to the market in good condition and with no onward chain.

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

Number 2 Kenwyn Close is located in a cul-de-sac position. The property has an entrance door leading to a sitting room with stairs up to the first floor and a door to a modern fitted kitchen and a small conservatory leading to the rear garden. On the first floor are two double bedrooms and a central bathroom. The rear garden is enclosed and is mainly laid to lawn. There is gas central heating and double glazing and is offered to the market with no onward chain. The Blackbrook development is a popular part of town, situated on the south eastern edges of Taunton and offers good access through to the town centre, the sports centre and the M5 motorway at junction 25.

TWO BEDROOMED SEMI
NO ONWARD CHAIN
GOOD CONDITION THROUGHOUT
MODERN FIXTURES AND FITTINGS
ENCLOSED REAR GARDEN
OFF STREET PARKING
VIEWING RECOMMENDED





GIBBINS RICHARDS ▲

Entrance Hall

Sitting Room

15' 3" x 11' 5" (4.64m x 3.48m)
Including the stairs.

Kitchen

11' 6" x 7' 10" (3.50m x 2.39m)

Conservatory

9' 6" x 9' 6" (2.89m x 2.89m)

First Floor Landing

Bedroom 1

11' 3" x 10' 8" (3.43m x 3.25m)

Bathroom

8' 6" x 5' 6" (2.59m x 1.68m)

Bedroom 2

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

Outside

Two off street parking spaces.
Enclosed rear garden.



GIBBINS RICHARDS ▲

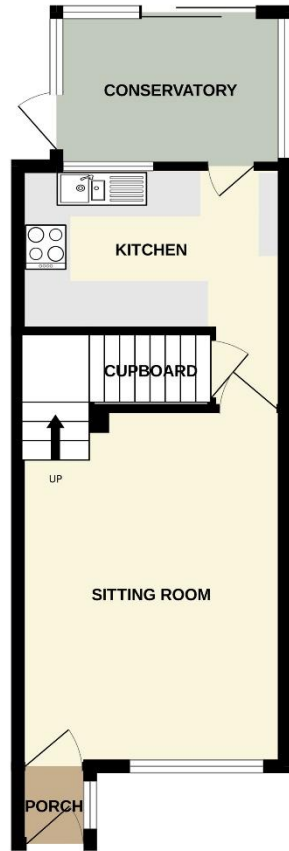


GIBBINS RICHARDS ▲

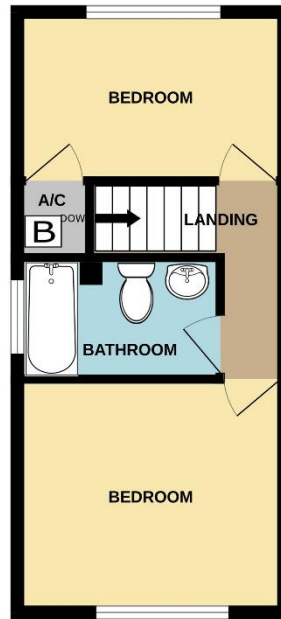


GIBBINS RICHARDS ▲

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 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.
Made with Metropix 02024

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk