



GIBBINS RICHARDS ▲

66 Waterleaze, Taunton TA2 8PX

£280,000

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Making home moves happen

A three bedroomed terrace home located in a sought after development on the south eastern outskirts of Taunton. The well presented property boasts spacious and versatile accommodation which consists of; entrance hall, sitting room, dining room, kitchen, cloakroom, utility and conservatory extension. To the first floor are three bedrooms with an en-suite shower room to the master bedroom and a separate family bathroom. Externally the property benefits from an enclosed rear garden, parking and a partially converted garage creating useful utility space.

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

This three bedroomed terrace home occupies a pleasant cul-de-sac position which is within walking distance of the picturesque Bridgwater and Taunton canal. Taunton town centre is approximately 2.5 miles distant and provides a host of shopping, leisure and cultural facilities, whilst for the commuter, the M5 motorway at junction 25 is easily accessible. The accommodation is warmed by gas central heating and is complete with double glazing throughout.

TERRACE HOME
THREE BEDROOMS
UTILITY AND CLOAKROOM
EN-SUITE SHOWER ROOM
CONSERVATORY EXTENSION
PARKING FOR TWO VEHICLES
PARTIALLY CONVERTED GARAGE
CUL-DE-SAC POSITION
ENCLOSED REAR GARDEN





Entrance Hall	Stairs to first floor.
Sitting Room	14' 0" x 9' 10" (4.26m x 2.99m)
Kitchen	11' 0" x 7' 0" (3.35m x 2.13m) max. Integral cooker, hob and extractor fan.
Cloakroom	5' 0" x 2' 0" (1.52m x 0.61m)
Utility Room	8' 10" x 7' 0" (2.69m x 2.13m)
Dining Room	7' 10" x 7' 0" (2.39m x 2.13m)
Conservatory	13' 0" x 12' 0" (3.96m x 3.65m)
First Floor Landing	
Bedroom 1	9' 0" x 9' 0" (2.74m x 2.74m) Built-in wardrobes.
En-suite	5' 0" x 4' 0" (1.52m x 1.22m)
Bedroom 2	9' 0" x 7' 11" (2.74m x 2.41m)
Bedroom 3	8' 10" x 6' 0" (2.69m x 1.83m) Built-in wardrobes.
Bathroom	6' 0" x 5' 5" (1.83m x 1.65m)
Outside	Partially converted garage. Parking for two vehicles. Enclosed rear garden.



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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