



GIBBINS RICHARDS 

48 Saffin Drive, Bathpool, Taunton TA2 8DP

£350,000

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Making home moves happen

A beautiful and unusual three bedroomed detached home located at the end of a cul-de-sac position in the popular Monkton Heathfield development. The property benefits from solar panels, a south facing garden and a dressing area to the main bedroom, making it a superb family home. An early viewing is highly recommended.

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

Number 48 Saffin Drive is located towards the end of a cul-de-sac and is abutted to the front by a mature hedge, giving lots of privacy. There is a gravelled area to the front as well as some parking in front of the garage. The entrance hall leads to a lovely kitchen/dining room off to the right, with a utility off and to the left there is 'front to back' sitting room with patio doors leading out to the rear garden. To the first floor are three good sized bedrooms, the master having a dressing area and en-suite, as well as a separate family bathroom. The rear garden is predominately south facing, remarkably sunny and is laid to lazy lawn. The property has the undoubted benefit of solar panels, thus keeping the running costs down significantly. There is a garage and parking for two cars to the side and we would highly recommend an internal viewing.

THREE BEDROOMED DETACHED HOME
PRIVATE CUL-DE-SAC POSITION
DRESSING ROOM AND EN-SUITE TO THE MASTER BEDROOM
KITCHEN/DINING ROOM WITH BREAKFAST BAR
SEPARATE UTILITY
REAR GARDEN
SOLAR PANELS
GARAGE
PARKING FOR TWO CARS
VIEWING HIGHLY RECOMMENDED



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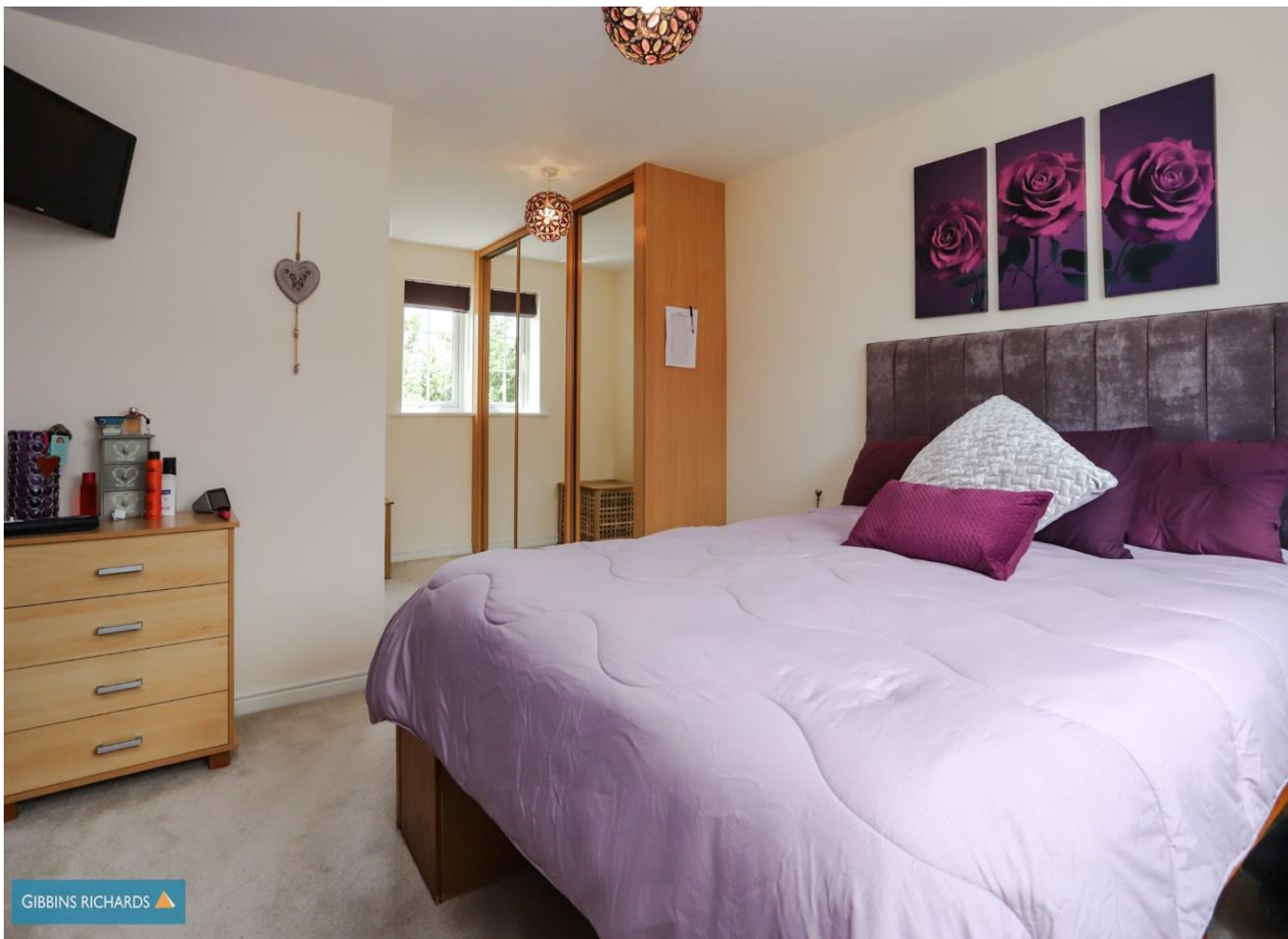
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Entrance Hall

Sitting Room

18' 5" x 10' 3" (5.61m x 3.12m) Patio doors opening to the rear garden.

Kitchen/Dining Room

18' 6" x 9' 4" (5.63m x 2.84m) With a breakfast bar and tiled floor.

Utility Room

6' 3" x 5' 2" (1.90m x 1.57m)

First Floor Landing

Airing cupboard.

Bedroom 1

10' 10" x 10' 4" (3.30m x 3.15m) Plus dressing area 7' 9" x 6' 1" (2.36m x 1.85m) with built-in cupboards.

En-suite

Double shower enclosure.

Bedroom 3

9' 1" x 7' 6" (2.77m x 2.28m)

Bedroom 2

10' 7" x 8' 4" (3.22m x 2.54m)

Family Bathroom

7' 1" x 6' 1" (2.16m x 1.85m)

Outside

Off street parking for two cars and a garage 18' 11" x 9' 0" (5.76m x 2.74m). Enclosed rear garden, which is predominately south facing.



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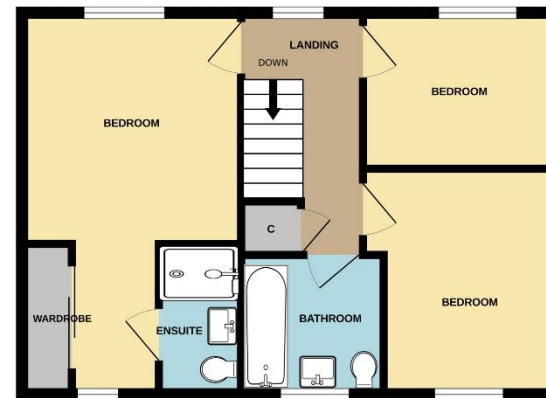
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GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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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.

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