



53 Claremont Drive, Taunton TA1 4JQ

£315,000

GIBBINS RICHARDS 
Making home moves happen

A very well presented three bedroomed semi detached house located in an ever popular residential area of Taunton with good access to the town centre and local amenities. The property is offered to the market with a garage, rear garden and off street parking.

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

The property is approached via a front path into the front door, where an entrance hall leads into the sitting room with open plan dining area. There is then a rear kitchen and to the first floor are three bedrooms and a bathroom. There are patio doors from the dining area out to the rear garden, where there is a pedestrian door into a single garage, which is detached from the house. In front of the garage there are two parking spaces. The property has gas central heating and double glazing and is very well presented throughout. Claremont Drive is an ever popular part of the Galmington area of Taunton, to the south west of the town centre, giving great access to Castle School, Musgrove Park Hospital, Taunton and Bridgwater College and the town centre itself. An internal viewing is thoroughly recommended.

THREE BEDROOMED SEMI DETACHED HOME
GOOD SIZED AND WELL PRESENTED ACCOMMODATION
DOUBLE GLAZING AND CENTRAL HEATING
OFF STREET PARKING
DETACHED GARAGE
ENCLOSED REAR GARDEN
POPULAR RESIDENTIAL AREA
VIEWING HIGHLY RECOMMENDED





Entrance Hall

Sitting Room 13' 8" x 11' 5" (4.16m x 3.48m)

Dining Area 9' 10" x 8' 11" (2.99m x 2.72m)

Kitchen 9' 5" x 8' 2" (2.87m x 2.49m)

First Floor Landing

Bathroom 8' 11" x 6' 11" (2.72m x 2.11m)

Bedroom 2 10' 9" x 9' 4" (3.27m x 2.84m)

Bedroom 1 12' 3" x 9' 5" (3.73m x 2.87m)
Built-in wardrobes.

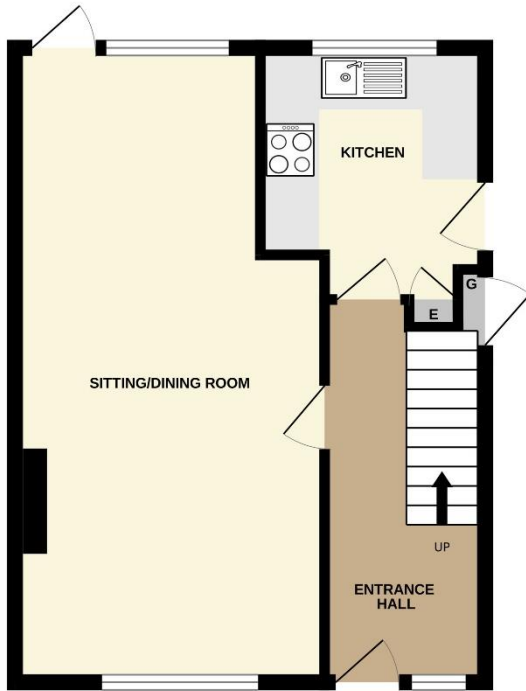
Bedroom 3 6' 5" x 6' 2" (1.95m x 1.88m)

Outside Single garage with parking in front.
Enclosed rear garden.

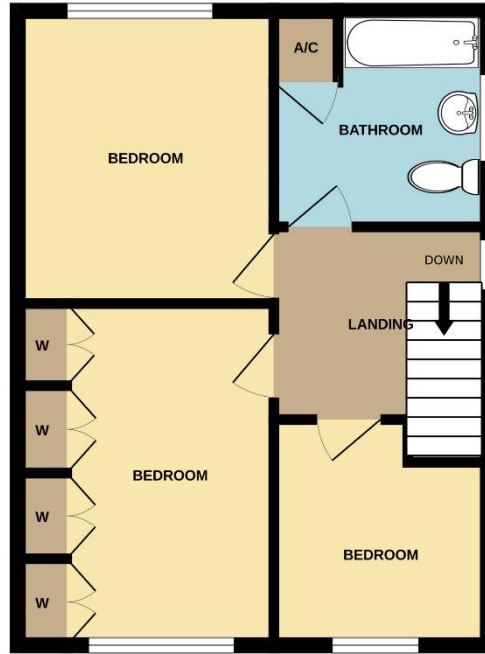
Agents Note The property has a chancel repair liability for Trull Church.



GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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