



GIBBINS RICHARDS 

64 Killams Crescent, Taunton TA1 3YB

£545,000

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Making home moves happen

A four bedroomed detached property situated at the end of a quiet cul-de-sac on the south eastern outskirts of Taunton. The property offers spacious accommodation which consists of; entrance hall, cloakroom, kitchen/breakfast room, utility, three reception rooms and a conservatory extension. To the first floor there are four bedrooms, three of which are double bedrooms with an en-suite shower room to the main bedroom and a separate family bathroom. Externally the property benefits from private corner plot gardens, single garage and ample off road parking.

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

Constructed by local builders in the 1980's to an appealing design, this gas centrally heated and uPVC double glazed detached home has much to offer. The property is located at the end of a cul-de-sac within the highly regarded Killams residential area, which consists of executive style properties located on the south eastern outskirts of Taunton. Bishops Foxs secondary school, Richard Huish 6th Form and College and Kings College are within a short walk/drive and the town centre is only two miles distant.

DETACHED HOME
FOUR BEDROOMS
THREE RECEPTION ROOMS
CLOAKROOM AND UTILITY
EN-SUITE SHOWER ROOM
SINGLE GARAGE
DRIVEWAY PARKING
LARGE CORNER PLOT GARDENS
QUIET CUL-DE-SAC POSITION
GAS CENTRAL HEATING





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Entrance Porch	6' 0" x 3' 0" (1.83m x 0.91m)	Cupboard.
Hallway	7' 0" x 5' 0" (2.13m x 1.52m)	
Sitting Room	16' 10" x 12' 0" (5.13m x 3.65m)	at the widest points.
Office	11' 0" x 7' 0" (3.35m x 2.13m)	
Dining Room	15' 10" x 7' 0" (4.82m x 2.13m)	
Kitchen/ Breakfast Room	17' 0" x 7' 0" (5.18m x 2.13m)	
Utility Room	6' 0" x 5' 10" (1.83m x 1.78m)	Door opening to the garden. Boiler.
Cloakroom	4' 0" x 3' 0" (1.22m x 0.91m)	
Conservatory	17' 0" x 9' 0" (5.18m x 2.74m)	
First Floor Landing	Airing cupboard containing the hot water tank.	
Bedroom 1	11' 0" x 10' 11" (3.35m x 3.32m)	Built-in wardrobe.
En-suite	7' 0" x 3' 0" (2.13m x 0.91m)	
Bedroom 2	9' 0" x 7' 0" (2.74m x 2.13m)	
Bedroom 3	9' 0" x 8' 0" (2.74m x 2.44m)	Wardrobes. Access to boarded loft space via pull down ladder.
Bedroom 4	9' 0" x 5' 11" (2.74m x 1.80m)	wardrobes.
Bathroom	6' 0" x 5' 0" (1.83m x 1.52m)	
Outside	Garage and driveway parking. Enclosed private corner plot rear garden.	



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GROUND FLOOR
1064 sq.ft. (98.8 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 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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