



GIBBINS RICHARDS 

81 Severn Drive, Taunton TA1 2PW

£325,000

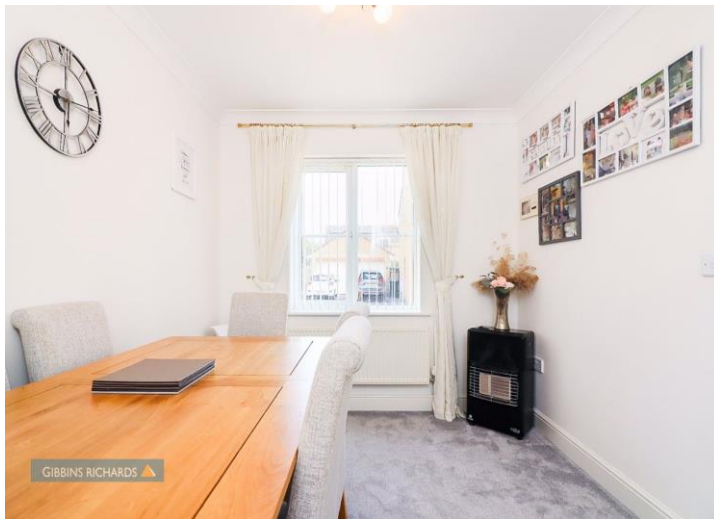
GIBBINS RICHARDS   
Making home moves happen

A very well presented and located four bedroomed semi detached house within easy reach of local amenities and transport links. An internal viewing is highly recommended.

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

Number 81 Severn Drive forms parts of a modern cul-de-sac to the south east of Taunton and offers everything one could wish for in a four bedroomed home. The accommodation in brief; sitting room, dining room, kitchen, cloakroom, utility room, small study area, four bedrooms, family bathroom and an en-suite to the master bedroom. There is a garage to the side and a low maintenance garden to the rear. Gas central heating and double glazing throughout.

BEAUTIFUL SEMI DETACHED FAMILY HOME  
SOUGHT AFTER CUL-DE-SAC LOCATION  
SITTING ROOM / DINING ROOM / KITCHEN WITH UTILITY AREA  
GARAGE  
FOUR BEDROOMS  
FAMILY BATHROOM AND EN-SUITE TO THE MASTER BEDROOM  
LOW MAINTENANCE FULLY ENCLOSED REAR GARDEN  
CLOSE TO LOCAL AMENITIES  
VIEWING HIGHLY RECOMMENDED





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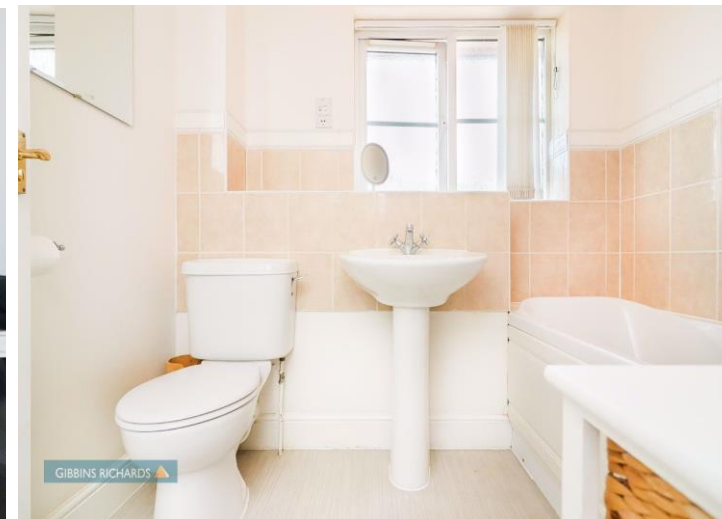
Entrance Hall	
Sitting Room	24' 0" x 9' 9" (7.31m x 2.97m)
Dining Room	11' 5" x 8' 5" (3.48m x 2.56m)
Kitchen	9' 4" x 8' 8" (2.84m x 2.64m)
Cloakroom	
Utility Room	6' 8" x 5' 9" (2.03m x 1.75m)
First Floor Landing	
Bedroom 1	10' 0" x 9' 11" (3.05m x 3.02m)
En-suite	
Bedroom 2	12' 0" x 11' 0" (3.65m x 3.35m)
Bedroom 3	8' 8" x 7' 9" (2.64m x 2.36m)
Bedroom 4	8' 7" x 6' 9" (2.61m x 2.06m)
Family Bathroom	
Outside	Garage adjoining. Enclosed rear garden.



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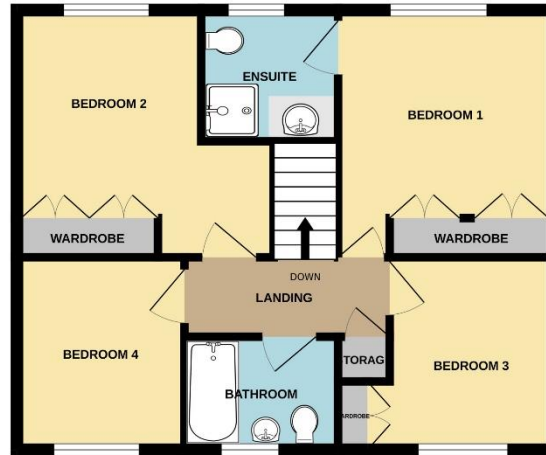


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GROUND FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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