



GIBBINS RICHARDS 

50 Grays Road, Taunton TA1 3BA

£260,000

GIBBINS RICHARDS 
Making home moves happen

A spacious three bedroomed Victorian end of terrace home conveniently located for the town centre. The accommodation consists of; entrance hall, sitting room, dining room, kitchen/breakfast room, two double bedrooms to the first floor and separate family bathroom. A further double bedroom is on the second floor. Externally the property benefits from a low maintenance rear garden and residents permit parking.

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

This spacious bay fronted Victorian terrace home occupies a convenient location within easy reach of the town centre, which boasts a wide and comprehensive range of facilities. For the commuter, the M5 motorway at junction 25 is only a short drive away, together with Hankridge farm retail outlet. The property falls within a residents permit parking zone.

END OF TERRACE HOME
THREE BEDROOMS
FIRST FLOOR BATHROOM
TWO RECEPTION ROOMS
RESIDENTS PERMIT PARKING
LOW MAINTENANCE REAR GARDEN
GAS CENTRAL HEATING
CLOSE TO AMENITIES





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Entrance Lobby	3' 5" x 3' 2" (1.04m x 0.96m)
Entrance Hall	13' 1" x 3' 5" (4.00m x 1.04m) Stairs to first floor.
Sitting Room	13' 5" x 11' 7" (4.10m x 3.54m) Fitted cupboards and shelves.
Dining Room	13' 5" x 11' 11" (4.10m x 3.64m) Cupboard.
Kitchen/Breakfast Room	15' 6" x 8' 8" (4.73m x 2.63m)
First Floor Landing	
Bedroom 1	16' 3" x 10' 7" (4.95m x 3.23m)
Bedroom 2	11' 11" x 10' 6" (3.62m x 3.20m)
Bathroom	11' 0" x 8' 8" (3.35m x 2.63m) Airing cupboard.
Second Floor	
Bedroom 3	15' 11" x 17' 1" (4.84m x 5.20m) Fitted wardrobes and eaves storage 15' 11" x 4' 4" (4.84m x 1.32m).
Outside	Low maintenance rear garden and residents permit parking.



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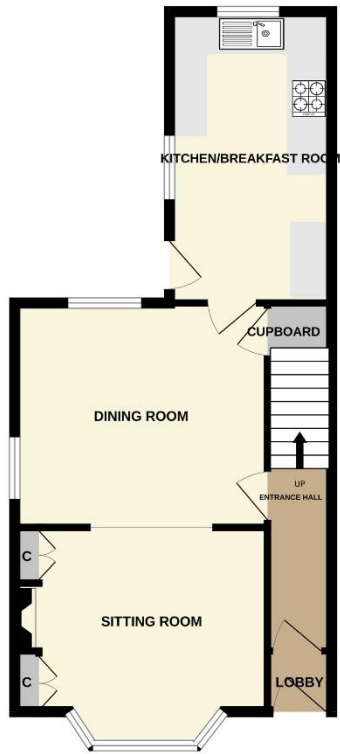


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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk