



408 Cheddon Road, Taunton TA2 7QS

£190,000

GIBBINS RICHARDS   
Making home moves happen



A wonderfully positioned ex-local authority property being bought to the market for the first time since it was built in the early 1960's. The property is offered to the market with no onward chain and does require some updating, but is none the less presented as a fantastic and well priced opportunity for a number of different buyer types. An early viewing is recommended.

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

The three bedroomed property is accessed via a front door into an entrance hall, which has glazed panels creating a separation from the main sitting room. The main sitting room has a fireplace and doorway through to the kitchen. There is a separate dining room to the right hall side of the entrance hall, which also leads to the kitchen. The kitchen could do with some updating, but there is gas central heating and a boiler on the kitchen wall. The kitchen then leads to a rear lobby and a small workshop area at the back, as well as doors to the back garden. On the first floor there are three good sized bedrooms, one of which has a built-in cupboard. There is also a bathroom and separate WC. It is fair to say that the bathroom and WC could also be updated. The property has some wonderful rural views to the front, looking towards Hestercombe and also has a delightful rear garden planted with shrubs, bushes and a central lawned area. All in all, a fantastic opportunity for a first time buyer or investor to put their own stamp on a well priced property.

NO ONWARD CHAIN  
FIRST TIME ON THE MARKET SINCE 1961  
THREE BEDROOMED TERRACE HOME  
TWO RECEPTION ROOMS  
KITCHEN, BATHROOM, SEPARATE WC  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
REAR STORE ROOM AND WORKSHOP  
REAR GARDEN  
FAR REACHING VIEWS





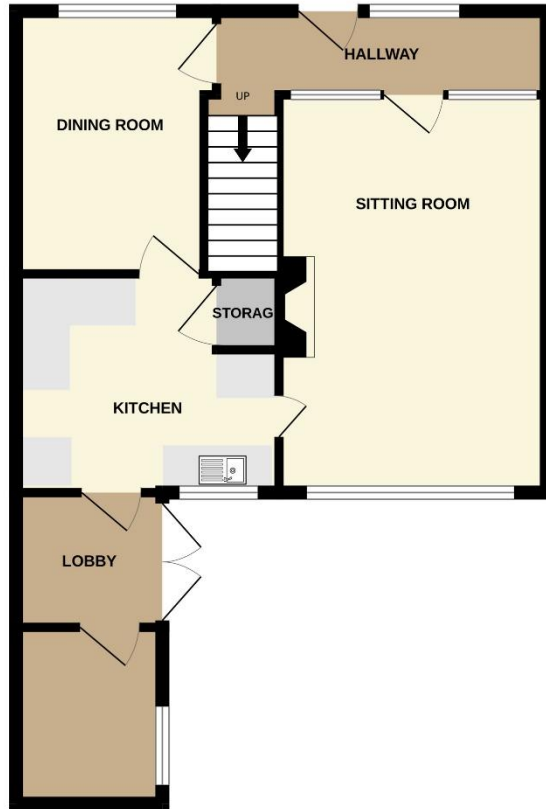


Entrance Hall	13' 11" x 4' 2" (4.24m x 1.27m)
Sitting Room	16' 8" x 10' 10" (5.08m x 3.30m)
Kitchen	11' 2" x 9' 11" (3.40m x 3.02m)
Dining Room	10' 5" x 8' 2" (3.17m x 2.49m)
Rear Lobby	6' 2" x 5' 10" (1.88m x 1.78m)
Small Workshop	7' 3" x 6' 0" (2.21m x 1.83m)
First Floor Landing	Airing cupboard.
Bedroom 1	12' 1" x 11' 0" (3.68m x 3.35m) Built-in cupboard.
Bedroom 2	12' 1" x 8' 2" (3.68m x 2.49m)
Bedroom 3	8' 6" x 6' 6" (2.59m x 1.98m) widening to 10'1" Built-in cupboard.
Bathroom	8' 5" x 4' 11" (2.56m x 1.50m)
WC	
Outside	Rear enclosed garden with rear access which is mainly laid to lawn with some shrubs planted and some hard paved areas.
Agents Note	Please note that this property is of Laing Easiform construction. Please contact us for more information.

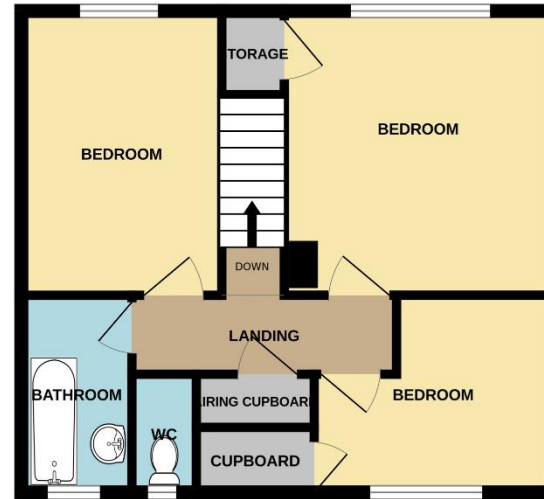




GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk