



GIBBINS RICHARDS
FOR SALE
01823 332828
Make your home move happen

GIBBINS RICHARDS

77 Queensway, Taunton TA1 4NJ

£279,950

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Making home moves happen

A well designed modern three bedroomed semi detached house with a good sized west facing rear garden and garage. Excellent sized accommodation includes hall, kitchen/diner, sitting room, double glazed conservatory extension and bathroom. Double glazing and gas central heating. A viewing is highly recommended.

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

Built in the 1980's, this well maintained and well presented semi detached home offers good sized accommodation together with a generous sized west facing rear garden and a garage. Queensway is located in the heart of Galmington on the south western side of Taunton. Galmington is highly regarded due to its excellent amenities which include Bishop Henderson Junior School, Castle Secondary School, together with local shops and a doctors surgery at the Comeytrove Centre and within easy reach of Musgrove Park Hospital.

SEMI DETACHED HOUSE
THREE BEDROOMS
LARGE REAR GARDEN
GARAGE
CONSERVATORY ADDITION
CLOSE TO LOCAL AMENITIES
GAS CENTRAL HEATING
DOUBLE GLAZING



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|---------------------|--|
| Entrance Hall | Stairs to first floor with cupboard under. |
| Sitting Room | 12' 8" x 11' 3" (3.86m x 3.42m) |
| Kitchen/Diner | 17' 5" x 11' 2" (5.32m x 3.40m) Double glazed sliding patio doors opening to: |
| Conservatory | 10' 4" x 7' 3" (3.16m x 2.21m) Double glazed and with double French doors opening to the rear garden. |
| First Floor Landing | Access to roof space. Airing cupboard housing the gas fired combination boiler. |
| Bedroom 1 | 11' 7" x 9' 7" (3.52m x 2.91m) Fitted wardrobe. |
| Bedroom 2 | 10' 4" x 9' 7" (3.16m x 2.93m) Fitted wardrobe. |
| Bedroom 3 | 6' 8" x 5' 10" (2.02m x 1.79m) |
| Bathroom | 7' 1" x 6' 1" (2.15m x 1.86m) |
| Outside | Gravelled front garden. To the rear is a lawned garden complimented with a gravelled seating area, paved patio and pathway. The rear garden enjoys a westerly aspect to take advantage of the afternoon and evening sun. Side access with gate leading to the front of the property. At the end of the garden is a single garage 17' 0" x 8' 7" (5.18m x 2.61m) with power points, electric light, fitted shelving, up and over door and a rear personal door into the rear garden. In front of the garage there is parking available. |



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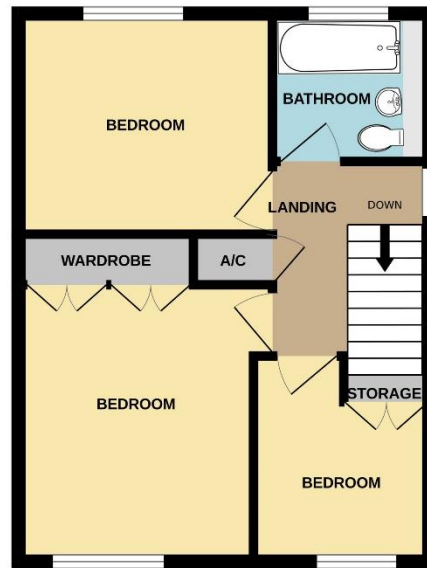
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GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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.



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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