



17 Matthews Road, Taunton TA1 4NH

£240,000

GIBBINS RICHARDS 
Making home moves happen

An extended two bedroomed end of terrace home located at the end of a quiet cul-de-sac in the sought after residential area of Galmington. The well presented accommodation consists of; entrance porch, sitting room, kitchen, dining room, two double bedrooms and a bathroom. Externally the property benefits from an enclosed rear garden and there is a garage in a nearby rank with parking in front of it. AVAILABLE WITH NO ONWARD CHAIN.

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

This two bedroomed end of terrace property is located in the sought after Galmington area, which contains a good range of local facilities including a popular primary school, shopping parade to include Tesco Express, community centre, fish and chip shop and a local public house nearby. The town centre is within easy reach and contains a wealth of amenities. The accommodation has been modernised by the current owners to include a re-fitted Wren kitchen, under floor heating on the ground floor, new combination boiler and general decoration throughout.

END OF TERRACE HOME
EXTENDED GROUND FLOOR ACCOMMODATION
TWO DOUBLE BEDROOMS
ENCLOSED REAR GARDEN
SINGLE GARAGE IN NEARBY RANK
CUL-DE-SAC LOCATION
CLOSE TO AMENITIES
UNDER FLOOR HEATING TO THE GROUND FLOOR
NO ONWARD CHAIN



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Entrance Porch	5' 0" x 3' 0" (1.52m x 0.91m)
Sitting Room	13' 10" x 11' 0" (4.21m x 3.35m)
Kitchen	11' 7" x 9' 1" (3.53m x 2.77m) Wren fitted kitchen. Wall mounted gas fired boiler.
Dining Room	11' 0" x 7' 9" (3.35m x 2.36m)
First Floor Landing	Access to loft space.
Bedroom 1	11' 9" x 8' 11" (3.58m x 2.72m) Built-in wardrobes.
Bedroom 2	11' 7" x 7' 10" (3.53m x 2.39m)
Bathroom	8' 9" x 4' 11" (2.66m x 1.50m)
Outside	Enclosed rear garden. Parking in front of the garage which is in a nearby rank.



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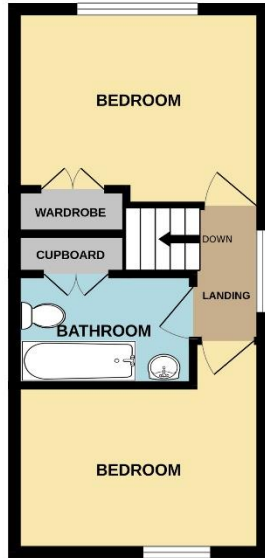
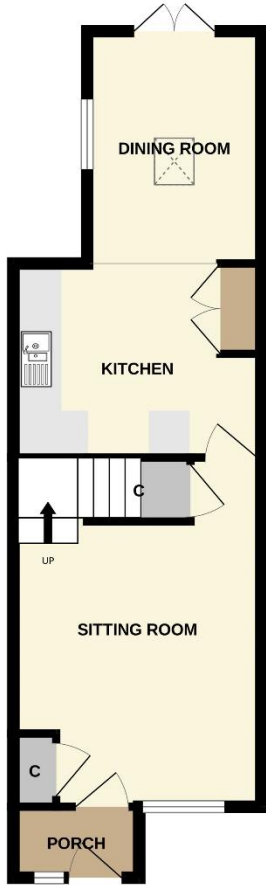
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GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 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.



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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