



GIBBINS RICHARDS 

14 Milton Road, Taunton TA1 2JG

£264,000

GIBBINS RICHARDS 
Making home moves happen

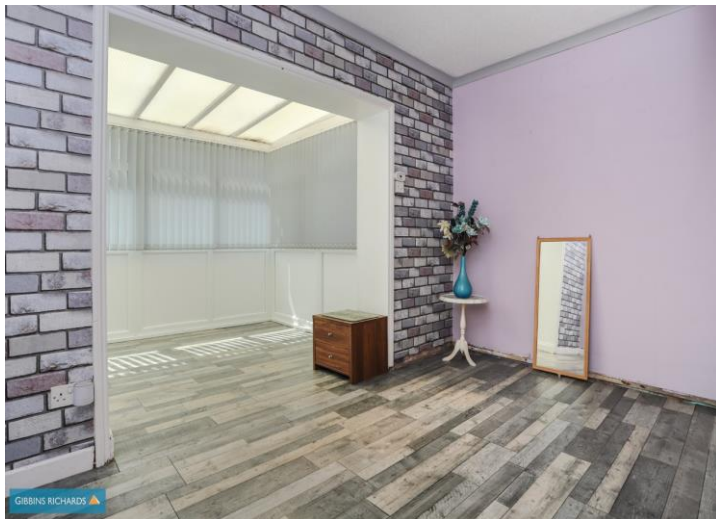
**** AVAILABLE WITH NO ONWARD CHAIN ****

A three bedroomed semi-detached home boasting corner plot gardens. The spacious accommodation consists of: porch, sitting room, dining room, conservatory extension, kitchen, cloakroom, three first floor bedrooms and a four piece bathroom suite. Externally the property benefits from ample off-road parking, low maintenance rear garden and established gardens to the front and side of the property.

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

This semi-detached ex-local authority home is located on the south side of the town within walking distance of local shopping facilities as well as a nearby pub and primary school. A frequent bus service operates close by into the town centre itself whilst the M5 motorway at junction 25 and the intercity railway station are both easily accessible. The accommodation is warmed by gas central heating and benefits from double glazing.

SEMI-DETACHED HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
CLOAKROOM
FOUR PIECE BATHROOM SUITE
AMPLE DRIVEWAY PARKING
CORNER PLOT GARDENS
CLOSE TO AMENITIES
NO ONWARD CHAIN





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Entrance Porch	6' 10" x 3' 8" (2.08m x 1.13m) Door to;
Entrance Hall	11' 6" x 5' 9" (3.51m x 1.76m) Stairs to first floor. Doors to sitting room and dining room.
Sitting Room	16' 10" x 10' 11" (5.14m x 3.34m) Front aspect window. Double doors to rear garden.
Dining Room	11' 8" x 6' 8" (3.56m x 2.04m) Opening to conservatory and door to kitchen.
Conservatory	10' 11" x 6' 7" (3.32m x 2.01m) Double doors to garden.
Kitchen	15' 0" x 9' 3" (4.56m x 2.81m) Front aspect window. Re-fitted in a contemporary range of matching floor and wall units with integrated appliances. Door to side storage area.
Side Storage	18' 3" x 4' 7" (5.55m x 1.39m) Door to front and rear and WC.
WC	Low level WC and wash hand basin.
First Floor Landing	Doors to three bedrooms and family bathroom. Airing cupboard.
Bedroom 1	12' 1" x 10' 4" (3.68m x 3.15m) Front aspect window. Built-in wardrobes.
Bedroom 2	10' 8" x 9' 3" (3.26m x 2.83m) Front aspect window. Built-in wardrobe.
Bedroom 3	10' 11" x 6' 6" (3.33m x 1.99m) Rear aspect window.
Family Bathroom	9' 3" x 6' 2" (2.83m x 1.88m) Two rear aspect obscure windows. Fitted in a four piece suite comprising low level WC, wash hand basin with vanity unit under, bath and separate shower enclosure with electric shower.



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GROUND FLOOR



1ST FLOOR



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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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