



GIBBINS RICHARDS 

3 Obridge Road, Taunton TA2 7PX

£325,000

GIBBINS RICHARDS 
Making home moves happen

An extended three bedroomed 1930's semi-detached home. The well-presented accommodation consists of: entrance hall, kitchen/dining room extension, two reception rooms and utility/boot room. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a driveway, small front garden and private rear garden.

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

This 1930s property offers spacious bay fronted accommodation which has been extended on the ground floor to include an open plan kitchen/diner which makes a great entertaining space. Obridge Road is well located for the local amenities, railway station and access to the A38 and M5. There are numerous footpaths and other routes through to the town centre which is to the south. The property is warmed by gas central heating and benefits from double glazing.

SEMI-DETACHED HOME
EXTENDED GROUND FLOOR ACCOMMODATION
THREE BEDROOMS
DRIVEWAY PARKING
PRIVATE REAR GARDEN
GAS CENTRAL HEATING
CLOSE TO AMENITIES
WELL PRESENTED THROUGHOUT





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Entrance Hall	12' 8" x 5' 3" (3.85m x 1.61m)
Family Room	10' 6" x 10' 3" (3.21m x 3.13m)
Sitting Room	11' 3" x 10' 6" (3.43m x 3.21m)
Kitchen/Dining Room	20' 7" x 16' 6" (6.27m x 5.03m) ('L' shaped)
Garden Room	14' 2" x 6' 6" (4.31m x 1.97m)
First Floor Landing	
Bedroom 1	10' 3" x 10' 1" (3.13m x 3.08m) Built-in wardrobes.
Bedroom 2	11' 3" x 10' 1" (3.43m x 3.08m)
Bedroom 3	8' 1" x 7' 1" (2.46m x 2.17m)
Family Bathroom	7' 1" x 6' 1" (2.17m x 1.85m)



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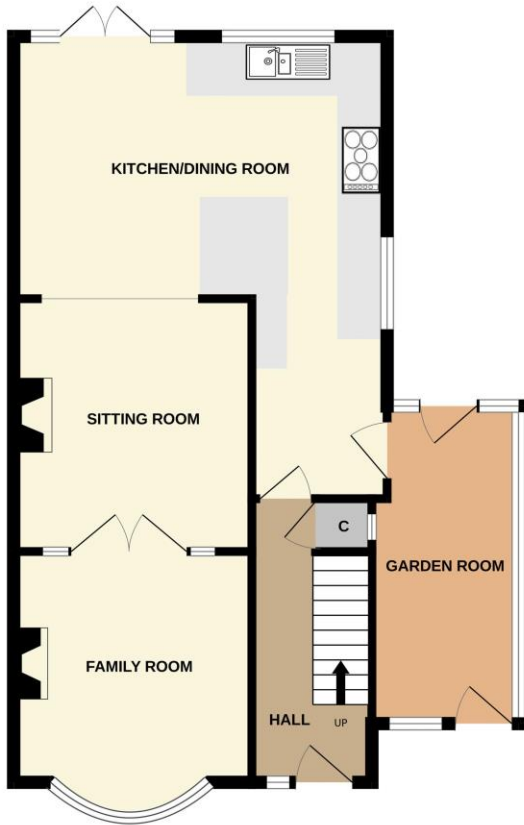


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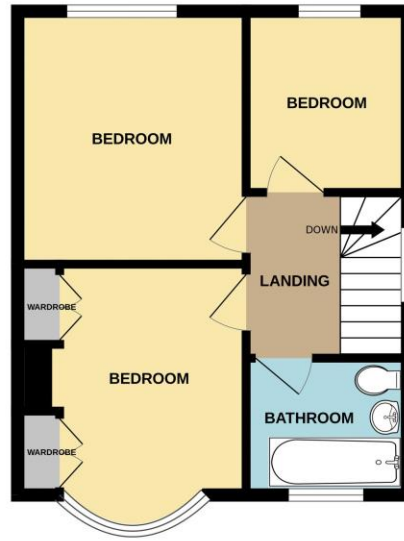


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GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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