



GIBBINS RICHARDS 
FOR SALE
01823 332828
Making home moves happen

GIBBINS RICHARDS 

Roundwood, 3 Gordons Close, Taunton TA1 3DA
£350,000

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A detached three bedroomed family home located in the popular cul-de-sac of Gordons Close, south of the town centre. The property offers an excellent size plot within closed gardens, garage and a good sized interior. Early viewing is highly recommended.

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

The property is accessed via a driveway which provides parking and access to the single garage and a door into the entrance hall. There is a ground floor cloakroom, a kitchen with doors leading through to a dining room, which in turn, leads to an open plan sitting room with an additional conservatory to the garden. There is also a ground floor office, most useful for working from home or as a hobby room. The first floor has three good sized bedrooms, the master having three built-in wardrobes and an en-suite bathroom, there is also a family bathroom access from the main landing. The property comes with enclosed gardens to the side and rear and gas central heating.

ENCLOSED SOUTH FACING GARDEN
DETACHED THREE BEDROOM FAMILY HOME
POPULAR CUL-DE-SAC LOCATION
PARKING AND GARAGE
GROUND FLOOR OFFICE/STUDY
ADDITIONAL CONSERVATORY
EN-SUITE BATHROOM TO MASTER BEDROOM
TWO RECEPTION ROOMS
EARLY VIEWING HIGHLY RECOMMENDED





GIBBINS RICHARDS ▲

| | |
|---------------------|--|
| Entrance Hall | |
| Cloakroom | |
| Sitting Room | 11' 4" x 14' 2" (3.45m x 4.31m) |
| Dining Room | 9' 8" x 7' 5" (2.94m x 2.26m) |
| Office / Study | 8' 0" x 6' 8" (2.44m x 2.03m) |
| Kitchen | 9' 7" x 7' 6" (2.92m x 2.28m) |
| Conservatory | 11' 1" x 9' 5" (3.38m x 2.87m) |
| First Floor Landing | |
| Master Bedroom | 11' 4" x 11' 2" (3.45m x 3.40m) |
| En-suite Bathroom | |
| Bedroom 2 | 13' 5" x 7' 8" (4.09m x 2.34m) |
| Bedroom 3 | 10' 8" x 8' 5" (3.25m x 2.56m) |
| Family Bathroom | |
| Outside | Garage 17' 7" x 9' 5" (5.36m x 2.87m) Enclosed south facing rear garden with patio and lawn. Outside store. |



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GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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.



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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.
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