



8 Waverney Close, Taunton TA1 2RD

£210,000

GIBBINS RICHARDS 
Making home moves happen

PERFECT FIRST HOME! An end of terrace property boasting garage and ample off road parking. Entrance hall, modern kitchen, sitting/dining room, two double bedrooms and bathroom. Enclosed rear garden, gas central heating. **NO CHAIN.**

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

This end of terrace home is available with no onward chain and provides gas centrally heated accommodation that includes hall, kitchen, sitting/dining room with access to the rear garden, two double bedrooms and a first floor bathroom suite. To the outside is a fully enclosed rear garden with direct access to a garage and driveway for up to two vehicles. The property is located in a cul-de-sac position within walking distance of a nearby primary school and shopping parade. The town centre is under one mile distant.

END OF TERRACE
MODERN KITCHEN
SITTING/DINING ROOM
TWO DOUBLE BEDROOMS
FIRST FLOOR BATHROOM
ENCLOSED REAR GARDEN
GARAGE AND DRIVEWAY
NO ONWARD CHAIN

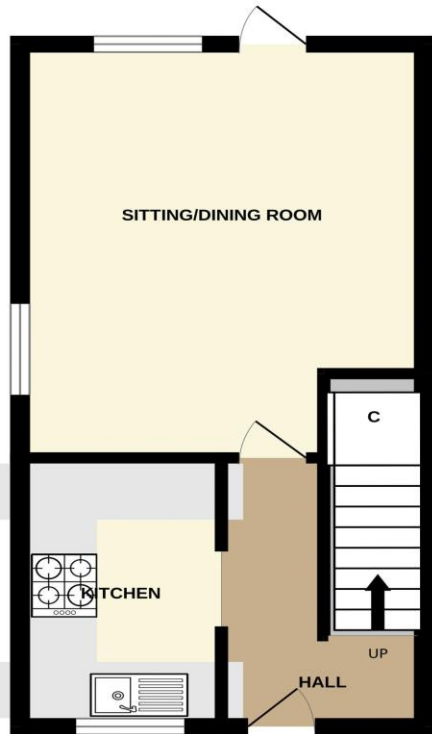




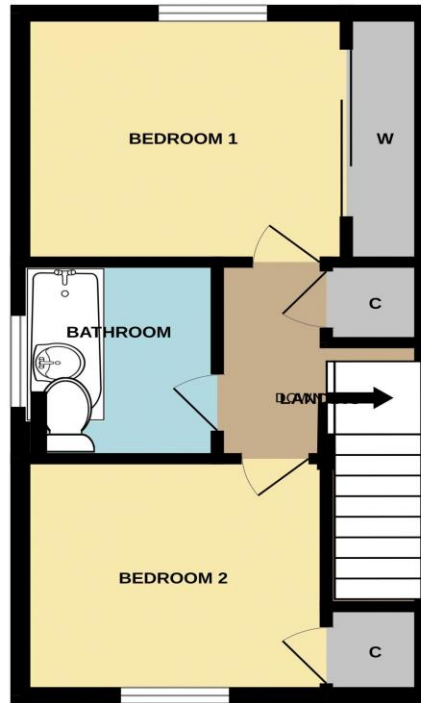
Entrance Hall	Stairs to first floor.
Kitchen	9' 6" x 5' 9" (2.89m x 1.75m) Built-in oven and gas hob.
Sitting/Dining Room	14' 6" x 12' 0" (4.42m x 3.65m) deep under stairs storage. Double glazed door to rear garden.
First Floor Landing	Storage cupboard.
Bedroom 1	12' 0" x 8' 8" (3.65m x 2.64m)
Bedroom 2	8' 7" x 8' 3" (2.61m x 2.51m) Boiler cupboard containing the combination gas fired boiler.
Bathroom	6' 7" x 5' 7" (2.01m x 1.70m)
Outside	To the front of the property there is a paved area as well as a two car driveway leading to an attached garage. Side access gate and access door from the garage to the rear garden, which contains decking, patio, gravelled and lawned sections.



GROUND FLOOR



1ST FLOOR



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.
 Made with Metropix ©2024

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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
 Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk