



GIBBINS RICHARDS 
Making home moves happen

4 Ashford Road, Taunton TA1 5DH

£240,000

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This three bedroomed semi detached family home offers an excellent opportunity to acquire an affordable family home in a highly sought after location. The property is offered for sale with no onward chain and requires fully updating internally. Externally there is a garage and off road parking to the front and a good sized south facing garden to the rear. Internally the accommodation comprises in brief; entrance vestibule, entrance hall, sitting room, dining room and a kitchen with utility area. On the first floor, the landing leads to three bedrooms and a bathroom with further stairs leading to the loft room. The accommodation is double glazed and is warmed by electric night storage heating and would benefit from a complete programme of internal updating.

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

Located in a highly sought after position on Taunton's favoured west side, this affordable family home is offered for sale with no onward chain. The property is set in a good size level plot with private south facing garden to the rear and off road parking to the front. Ashford Road is ideally located for those working at Musgrove Park Hospital, or simply wanting convenient access to Taunton's town centre. The property is just a stone's throw from local shops, public house etc and is also within the catchment area for desirable local schools.

- NO ONWARD CHAIN
- SOME UPDATING REQUIRED
- THREE BEDROOMS
- SOUGHT AFTER WEST SIDE LOCATION
- EASY WALKING DISTANCE TO MUSGROVE PARK HOSPITAL
- GOOD SIZE GARDENS
- OFF ROAD PARKING / GARAGE
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL SHOPS AND AMENITIES

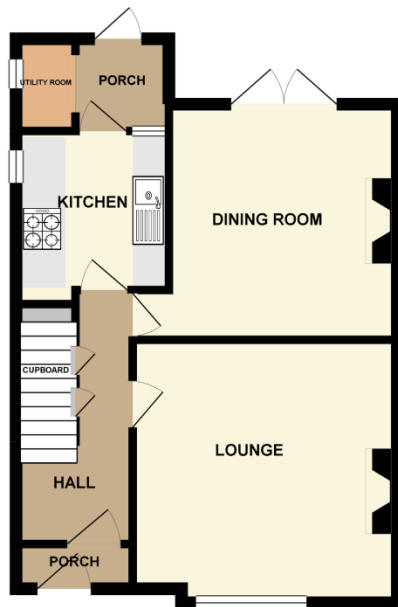




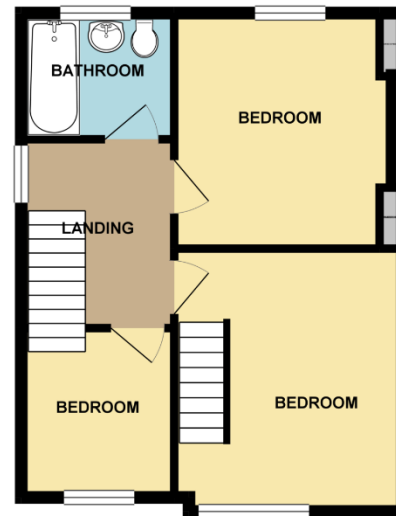
Entrance Vestibule	5' 5" x 2' 8" (1.65m x 0.81m)
Entrance Hall	12' 2" x 5' 5" (3.71m x 1.65m) Stairs to first floor. Under stairs storage cupboard. Electric night storage heater.
Sitting Room	12' 9" x 12' 4" (3.88m x 3.76m) Front aspect window. Electric night storage heater. Fireplace with electric fire.
Dining Room	12' 5" x 10' 11" (3.78m x 3.32m) Double glazed French doors opening to the rear garden. Electric night storage heater. Fireplace with electric fire.
Kitchen	7' 10" x 7' 2" (2.39m x 2.18m) High level window to side. Recess with shelving (under stairs). High level electric fuse board and meters. Basic range of eye and low level units.
Utility / Rear Porch	7' 2" x 4' 11" (2.18m x 1.50m) Double glazed windows and door to rear aspect providing access to the rear garden.
First Floor Landing	Window to side.
Bedroom 1	10' 11" x 10' 1" (3.32m x 3.07m) Rear aspect uPVC window. Built-in wardrobes. Airing cupboard. Electric night storage heater.
Bathroom	6' 4" x 6' 0" (1.93m x 1.83m) Obscured uPVC double glazed window to rear. Fitted with a white three piece suite comprising low level wc, pedestal wash hand basin and panelled bath with electric shower over.
Bedroom 2	13' 4" x 10' 11" (4.06m x 3.32m) maximum. Walk-in double glazed bay window to front. Electric night storage heater. stairs to;
Attic Room	13' 5" x 10' 4" (4.09m x 3.15m) Non complaint to building regulations but useful as a store room. Velux window to rear. Mains lighting and power points. Laminate flooring.
Bedroom 3	7' 11" x 6' 10" (2.41m x 2.08m) uPVC window to front. Electric panel heater.
Outside	Tarmac driveway providing off road parking. Covered side drive/access path and a pedestrian gate leading to the rear garden. Prefabricated garage 20' 3" x 8' 0" (6.17m x 2.44m) and has mains lighting, power and door directly into the rear garden. The rear garden measures approximately 55' 0" x 26' 0" (16.75m x 7.92m) and is fully enclosed by timber fencing, paved patio area adjoining the property with an area of lawn beyond. The rear garden is south facing and enjoys a good degree of daytime sunshine.



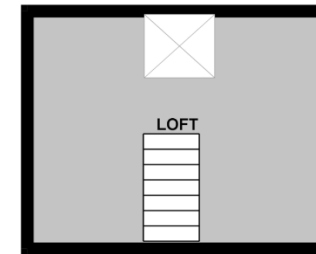
GROUND FLOOR



1ST FLOOR



2ND 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.
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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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