



GIBBINS RICHARDS
Making home moves happen

20 Crowcombe Road, Taunton TA2 7NF
£230,000

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A three bedroomed semi detached home located in North Taunton. The spacious accommodation consists of: porch, hallway, sitting room, kitchen/diner, conservatory, utility room, cloakroom, three first floor bedrooms and family bathroom. Externally the property benefits from driveway parking, single garage and a generous sized south facing rear garden.

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

This ex-local authority home offers spacious accommodation which is presented in good order throughout and boasts a good sized established south facing rear garden. The property is located in a cul-de-sac position on the northern outskirts of the town, close to Wellsprings primary school. Local facilities are within easy reach, while the picturesque Quantock Hills are nearby. A regular bus service operates into the town centre, which boasts a wide and comprehensive range of facilities.

SEMI DETACHED HOME
THREE BEDROOMS
KITCHEN/DINER
UTILITY AND CLOAKROOM
SOUTH FACING REAR GARDEN
DRIVEWAY AND GARAGE
WELL PRESENTED ACCOMMODATION
CLOSE TO AMENITIES
CUL-DE-SAC POSITION
CONSERVATORY EXTENSION

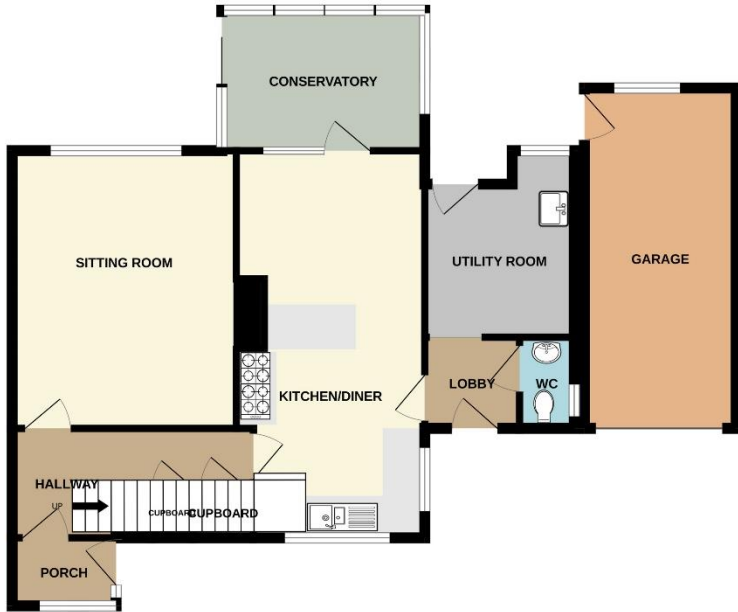




Porch	
Hallway	
Sitting Room	15' 0" x 12' 2" (4.57m x 3.71m)
Kitchen/Diner	21' 3" x 10' 0" (6.47m x 3.05m)
Conservatory	11' 2" x 7' 5" (3.40m x 2.26m)
Utility Room	8' 6" x 8' 0" (2.59m x 2.44m) With access to WC.
First Floor Landing	Access to loft space.
Bedroom 1	12' 5" x 10' 5" (3.78m x 3.17m)
Bedroom 2	10' 5" x 9' 0" (3.17m x 2.74m)
Bedroom 3	10' 5" x 8' 9" (3.17m x 2.66m)
Bathroom	8' 9" x 6' 0" (2.66m x 1.83m)
Outside	18' 0" x 8' 9" (5.48m x 2.66m) Enclosed front garden with driveway leading to garage 18' 0" x 8' 9" (5.48m x 2.66m) with light and power. Access to a generous sized and well screened south facing rear garden.
Agents Note	This property was originally built as a Cornish Construction, which has since been upgraded and has the relevant PRC certificate (Pre-Cast Reinforced Concrete).



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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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