



GIBBINS RICHARDS 

57 Deane Drive, Taunton TA1 5PP

£325,000

GIBBINS RICHARDS 
Making home moves happen

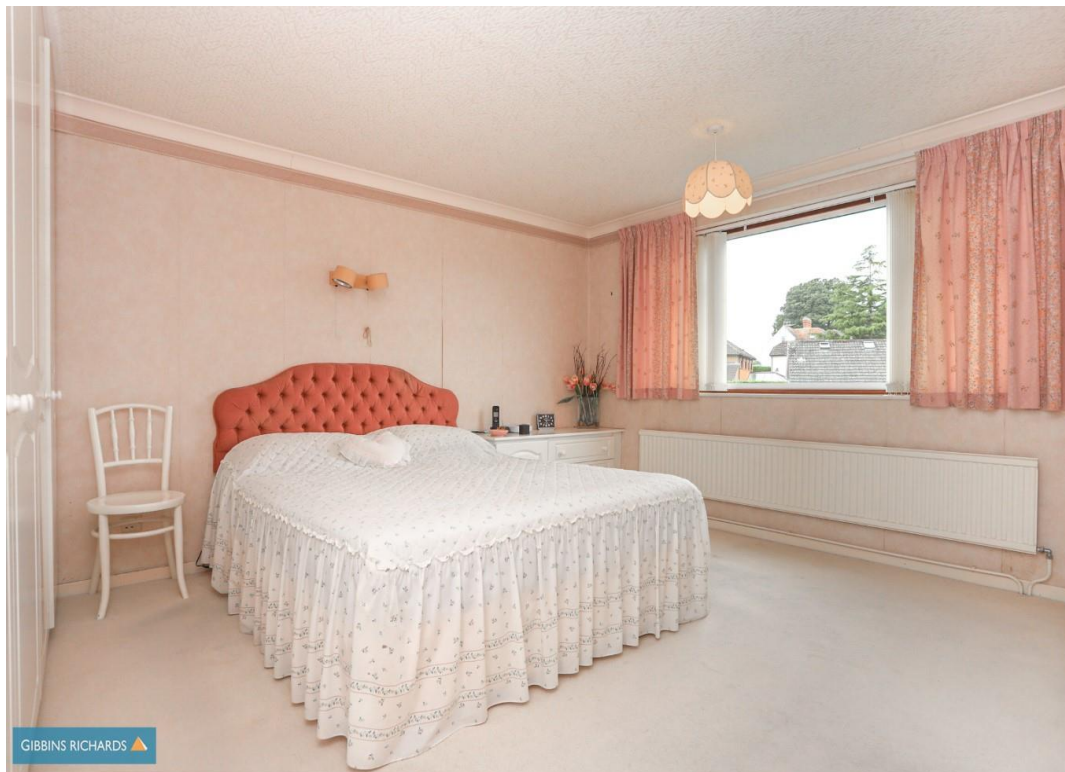
A spacious three double bedroomed detached family home located in a quiet tucked away position in a sought after residential location on the west side of Taunton. Located in a quiet cul-de-sac, this spacious family home requires updating and would benefit from a programme of updating internally, but offers spacious, well proportioned accommodation set in a large private plot. Externally there is off road parking and garage to the front and good size private gardens to the rear. Internally the accommodation comprises in brief; entrance hall, sitting room, dining room, conservatory, kitchen, ground floor cloakroom, first floor landing leading to three double bedrooms and bathroom.

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

The property is located within easy access to a range of local shops and amenities and is just a short drive from Taunton town centre. The county town of Taunton offers an excellent range of shopping, leisure and cultural amenities, as well as easy access to the M5 motorway at junction 25 and a mainline intercity railway station.

LARGE PLOT / PRIVATE GARDENS
UPDATING REQUIRED
THREE DOUBLE BEDROOMS
HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
DESIRABLE SCHOOL CATCHMENTS
GARAGE AND OFF ROAD PARKING
PRIVATE AND TUCKED AWAY POSITION
NO ONWARD CHAIN
CONSERVATORY EXTENSION

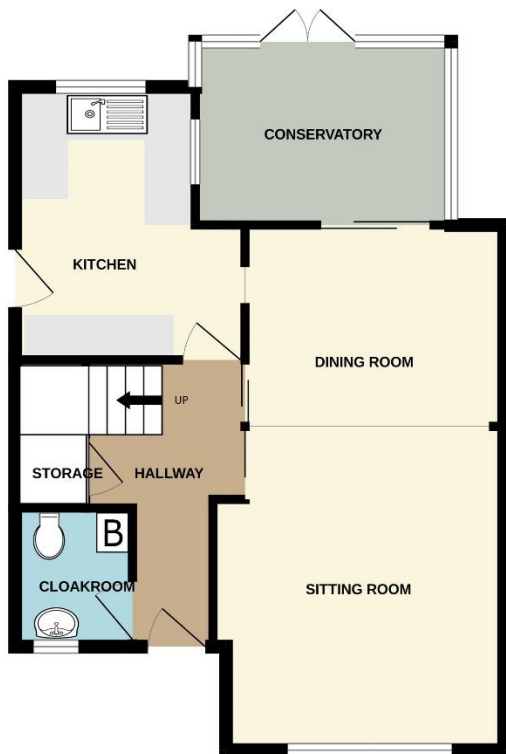




Entrance Hall	12' 0" x 5' 0" (3.65m x 1.52m) Stairs to first floor. Under stairs storage cupboard. Parquet flooring.
Cloakroom	5' 8" x 4' 11" (1.73m x 1.50m) Housing the gas fired boiler.
Sitting/Dining Room	22' 0" x 10' 11" (6.70m x 3.32m) Double glazed window to front. Double glazed sliding doors to the conservatory. Concertina sliding dividing door between the sitting room and dining room. Serving hatch through to the kitchen.
Conservatory	10' 11" x 8' 3" (3.32m x 2.51m) Double sliding doors to the rear garden.
Kitchen	11' 8" x 10' 2" (3.55m x 3.10m) Door to the side passage. Fitted with a matching range of eye and low level units with stainless steel sink and drainer unit. Ample space for appliances.
First Floor Landing	Access to loft space.
Bedroom 1	13' 4" x 11' 4" (4.06m x 3.45m) Built-in wardrobes and a built-in storage cupboard.
Bedroom 2	9' 11" x 8' 2" (3.02m x 2.49m) Built-in wardrobes.
Bedroom 3	11' 10" x 9' 7" (3.60m x 2.92m) max Built-in wardrobe.
Bathroom	9' 8" x 5' 7" (2.94m x 1.70m) Airing cupboard with factory lagged hot water tank. Coloured three piece suite.
Outside	To the front of the property is a tarmac driveway offering off road parking and an area of front garden. There is also a single garage. The rear garden enjoys a good degree of privacy and is predominately laid to lawn with mature shrubs and flower borders. the garden measures approximately 65' 0" x 50' 0" (19.80m x 15.23m) and is fully enclosed by mature hedge rows and timber fencing.

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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