



GIBBINS RICHARDS 

26 Grove Gate, Staplegrove, Taunton TA2 6DF

£302,500

GIBBINS RICHARDS 
Making home moves happen

A four bedroomed semi detached home located on a small modern development in Staplegrave. The well presented accommodation consists of; entrance hall, spacious kitchen/diner, sitting room, cloakroom, four first floor bedrooms with an en-suite shower to the main bedroom and a separate family bathroom. Externally the property benefits from a single garage, parking and a tiered rear garden.

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

Constructed in 2012 by Crest Nicholson Homes to a pleasing design, this semi detached home enjoys a pleasant position with a larger than average predominately west facing rear garden, as well as a side driveway and garage. Grove Gate is a residential area in the parish of Staplegrave which is situated off Silk Mills Road. There are a number of amenities nearby, whilst a park and ride service operates into the town centre.

SEMI DETACHED HOME
FOUR BEDROOMS
CLOAKROOM
SPACIOUS KITCHEN/DINER
EN-SUITE SHOWER ROOM
GARAGE AND PARKING
WEST FACING REAR GARDEN
CONSTRUCTED IN 2012
NEW CARPETS





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Entrance Hall	
Kitchen/Diner	17' 5" x 9' 8" (5.30m x 2.94m) Integral dishwasher, cooker, hob and fridge/freezer.
Cloakroom	5' 10" x 2' 11" (1.78m x 0.89m)
Sitting Room	17' 1" x 12' 1" (5.20m x 3.68m)
First Floor Landing	
Bedroom 1	10' 2" x 8' 10" (3.10m x 2.69m) Built-in wardrobes.
En-suite	6' 7" x 3' 10" (2.01m x 1.17m)
Bedroom 2	10' 10" x 10' 9" (3.30m x 3.27m)
Bedroom 3	9' 11" x 6' 7" (3.02m x 2.01m)
Bedroom 4	6' 9" x 6' 7" (2.06m x 2.01m) Wardrobe.
Bathroom	6' 7" x 5' 7" (2.01m x 1.70m)
Outside	To the front of the property is a side driveway and single garage 18' 0" x 8' 3" (5.48m x 2.51m) with pedestrian door to the rear garden. Tiered west facing rear garden.



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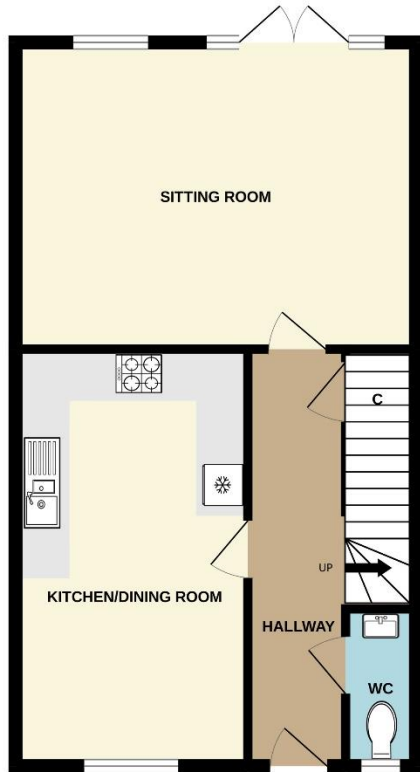


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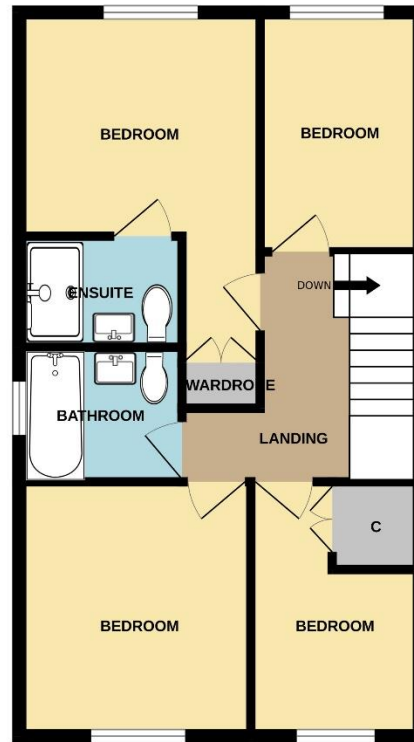


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GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.7 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.



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.

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