



GIBBINS RICHARDS
Making home moves happen

23 Glen Drive, Taunton TA2 7RG

£245,000

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A three bedroom extended end of terrace home located in North Taunton. The spacious accommodation consists of: entrance hall, kitchen, extended sitting/dining room, three first floor bedrooms and bathroom. Externally the property benefits from driveway parking, single garage and enclosed private rear garden. No onward chain.

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

This end of terrace property provides generous sized accommodation which is warmed by gas central heating via back boiler. Local facilities are within easy reach including a nearby leisure centre and secondary school. The picturesque Quantock Hills are close by, and the town centre can be easily accessed by a nearby bus service.

END OF TERRACE HOME
EXTENDED GROUND FLOOR ACCOMMODATION
THREE BEDROOMS
GARAGE & DRIVEWAY
GAS CENTRAL HEATING
CLOSE TO LOCAL AMENITIES
NO ONWARD CHAIN

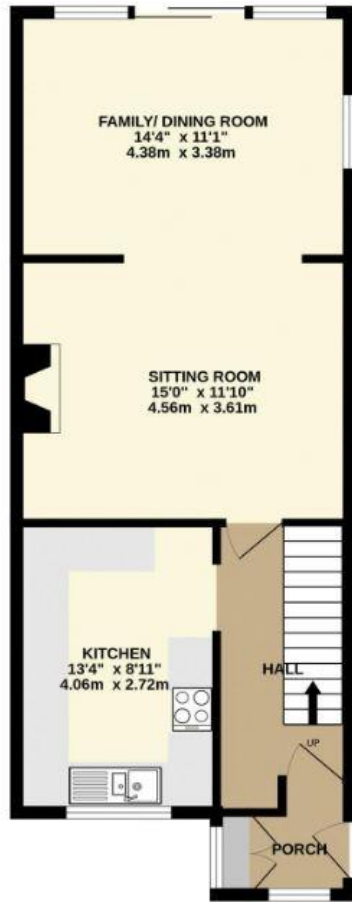




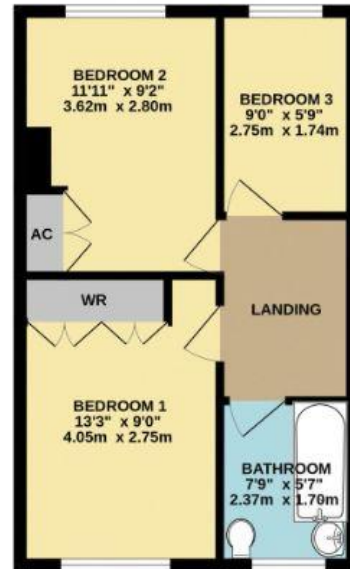
Entrance Porch	6' 3" x 5' 3" (1.90m x 1.60m) max.
Hallway	Stairs leading to the first floor.
Kitchen	13' 3" x 8' 11" (4.04m x 2.72m)
Sitting Room	13' 9" x 11' 9" (4.19m x 3.58m) Plus alcove.
Dining Room	14' 4" x 11' 0" (4.37m x 3.35m)
First Floor Landing	
Bedroom 1	11' 2" x 8' 11" (3.40m x 2.72m) Plus wardrobes.
Bedroom 2	11' 10" x 9' 1" (3.60m x 2.77m) max. Plus wardrobes. Airing cupboard containing the hot water tank.
Bedroom 3	8' 10" x 5' 6" (2.69m x 1.68m)
Bathroom	7' 8" x 5' 6" (2.34m x 1.68m)
Outside	Single garage 18' 10" x 8' 2" (5.74m x 2.49m). Driveway parking. Enclosed rear garden.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



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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