



GIBBINS RICHARDS 
Making home moves happen

28 Hoveland Lane, Taunton TA1 5DE

£315,000

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A three bedroomed 1930's semi-detached property located in a sought-after residential area. The home offers versatile accommodation which consists of: entrance porch, hallway, two reception rooms, kitchen and conservatory extension. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from driveway parking, garage and front and rear gardens. No onward chain.

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

This attractive bay fronted home is located in a favoured residential area and benefits from no onward chain. The property has been owned by the same family since 1958 and although the home requires modernisation, it has heaps of potential. The property sits well back from the road and offers a great degree of frontage as well as a predominantly south facing garden to the rear. This property enjoys a prime location between Galmington and Parkfield, therefore within very easy reach of excellent local amenities, shops, a doctor's surgery, Galmington Playing Fields, primary and secondary school education, Taunton and Bridgwater College and Musgrove Park Hospital. The town centre is just over one mile distant.

SEMI-DETACHED HOME
BUILT IN THE 1930'S
THREE BEDROOMS
TWO RECEPTION ROOMS
CONSERVATORY EXTENSION
GARAGE & DRIVEWAY
SOUGHT AFTER RESIDENTIAL AREA
CLOSE TO AMENITIES
NO ONWARD CHAIN





Entrance Porch

Hallway

Stairs leading to the first floor. Under stairs larder.

Sitting Room

13' 0" x 10' 8" (3.96m x 3.25m)

Dining Room

11' 11" x 10' 5" (3.63m x 3.17m)

Conservatory

11' 1" x 10' 10" (3.38m x 3.30m)

Kitchen

9' 1" x 7' 5" (2.77m x 2.26m) Door to outside.

First Floor Landing

Bedroom 1

12' 2" x 9' 11" (3.71m x 3.02m) Plus bay window and wardrobes.

Bedroom 2

11' 11" x 10' 2" (3.63m x 3.10m) Plus wardrobes.

Bedroom 3

8' 9" x 6' 10" (2.66m x 2.08m) max.

Bathroom

7' 4" x 5' 10" (2.23m x 1.78m)

Outside

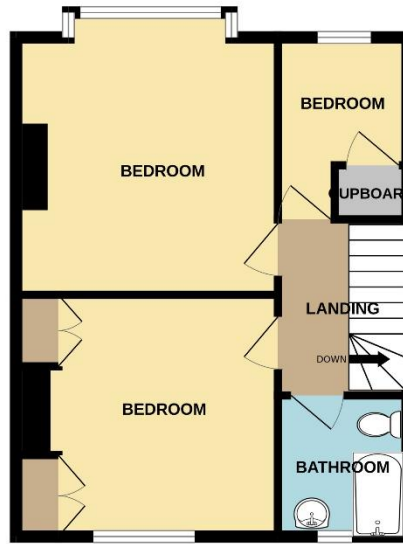
Driveway and garage. Predominately south facing rear garden.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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