



GIBBINS RICHARDS  
All kinds of home moves happen

5 Heathfield Close, Creech Heathfield, Taunton TA3 5EP  
£340,000

GIBBINS RICHARDS   
Making home moves happen



A detached bungalow occupying a large corner plot in this popular village. There is plenty of potential to extend this property either to the rear, side or into the attic space and the bungalow has had some good upgrades in recent years. There is a conservatory accessed to the rear from the third bedroom, which is currently used as a second sitting room and to the front of the property there is ample parking and a single garage. A really good opportunity to enquire a property with plenty of scope, but nonetheless, is still a good sized dwelling in its existing configuration.

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

The property is accessed via a driveway providing ample off street parking for three - four cars. There is an entrance hall which leads to the main accommodation, being two bedrooms and then a third bedroom which is currently used as a second sitting room, which also accesses the rear conservatory. The remaining accommodation there is a re-fitted bathroom suite, a good sized sitting room and a modern fitted kitchen/breakfast room. Additionally there is an extension to the side behind the garage, which is a covered area providing a utility area with plumbing and utility facilities. The property has got a good sized rear garden which captures lots of sun and at the moment is a fairly blank canvas for a buyer to improve. There is gas central heating and double glazing, good sized loft space and an internal viewing is highly recommended. No onward chain.

DETACHED THREE BEDROOMED BUNGALOW  
PLENTY OF SCOPE FOR FURTHER IMPROVEMENTS/EXTENSION (SUBJECT TO PLANNING CONSENT)  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
ADDITIONAL CONSERVATORY  
GARAGE  
AMPLE PARKING  
GOOD SIZE LOFT SPACE - POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENT)  
LARGE REAR GARDEN







Entrance Hall

Sitting Room 17' 10" x 11' 4" (5.43m x 3.45m)

Bedroom 3/  
Sitting Room 8' 0" x 7' 1" (2.44m x 2.16m)

Conservatory 11' 9" x 8' 5" (3.58m x 2.56m)

Bedroom 1 11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom 2 11' 10" x 10' 3" (3.60m x 3.12m)

Kitchen/  
Breakfast Room 11' 10" x 11' 7" (3.60m x 3.53m)

Utility 11' 2" x 9' 6" (3.40m x 2.89m)

Outside  
Detached garage 17' 0" x 8' 8" (5.18m x 2.64m) Good sized parking area to the front and access through the garage along with mature shrub beds surrounding, whilst to the rear is a large expanse of lawn with patio area to the far side. Timber shed and a greenhouse.





GROUND FLOOR  
1167 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.5 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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