



GIBBINS RICHARDS
Estate Agents

7 The Oaks, Taunton TA1 2QX

£365,000

GIBBINS RICHARDS 
Making home moves happen

This three bedroomed semi detached bungalow is located in a quiet cul-de-sac in Holway. The accommodation consists of; entrance lobby, sitting/dining room, kitchen, inner hallway, conservatory, three bedrooms with an en-suite to the master bedroom and a separate family bathroom. Externally the property benefits from an enclosed rear garden, mainly laid to lawn, single garage and driveway. **AVAILABLE WITH NO ONWARD CHAIN.**

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

The Oaks is a small development of properties on the south side of the town centre. The property is within walking distance of local amenities, whilst the town centre itself provides a wealth of shopping and leisure facilities. For the commuter the M5 motorway at junction 25, together with Hankridge Farm retail park is easily accessible.

DETACHED BUNGALOW

THREE BEDROOMS - MASTER WITH EN-SUITE

SINGLE GARAGE

DRIVEWAY PARKING

GAS CENTRAL HEATING

CLOSE TO AMENITIES

PRIVATE REAR GARDEN

NO ONWARD CHAIN

Porch 5' 0" x 2' 5" (1.52m x 0.74m)
 Sitting Room 17' 4" x 13' 5" (5.28m x 4.09m) Opening to:
 Dining Room 9' 9" x 8' 8" (2.97m x 2.64m)
 Kitchen 9' 9" x 9' 2" (2.97m x 2.79m)
 Bathroom 8' 3" x 6' 9" (2.51m x 2.06m) maximum.
 Bedroom 1 13' 1" x 9' 0" (3.98m x 2.74m)
 En-suite 7' 7" x 4' 5" (2.31m x 1.35m) maximum.
 Bedroom 2 12' 0" x 9' 6" (3.65m x 2.89m)
 Bedroom 3 8' 10" x 8' 8" (2.69m x 2.64m)
 Conservatory 13' 5" x 10' 11" (4.09m x 3.32m)
 Outside Single garage and driveway parking. Enclosed private rear garden, mainly laid to lawn with patio area.

GROUND FLOOR
 1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.